



## **RUSSELL SIMPSON**

Impressive white stucco town house  
with large garden to rent

DRAYTON GARDENS  
CHELSEA SW10

Drayton Gardens

£4,955 <sub>P/W</sub>

BEDROOMS 4	INTERNAL  3,095 <sub>SQ FT</sub>  287 <sub>SQM</sub>	OUTDOOR  1,104 <sub>SQ FT</sub>	FURNISHED STATUS  Furnished
BATHROOMS 3		EPC  D	COUNCIL TAX  RBKC, H



## The Property

Four bedroom family home with opulent interiors on a historic street connecting South Kensington and Chelsea.

Entering the house on the ground floor, the front hall opens onto a generous reception room running the entire length of the building with two distinct seating areas. In addition, this floor contains a pair of double French doors leading out into the garden.





## Indoor Spaces

Downstairs, the lower ground floor includes a spacious open-plan kitchen with a breakfast bar on the central island, a wine fridge and a separate dining area. On one side of the kitchen is a family television room and a guest loo. On the other side is a utility room, a plant room and separate street access.

img 1

Double Reception Room

img 2

Dining Area







## The Bedrooms

The first floor contains a magnificent principal bedroom with high ceilings and tall windows, as well as an ensuite bathroom with a large free-standing bath. Meanwhile, the second floor contains a pair of bedrooms, sharing an ensuite bathroom. Finally, the third floor includes a fourth a bedroom with an ensuite bathroom. All these rooms are well-provided with storage space.

img 1

Principal Bedroom

img 2

Double Bedroom





## Entertaining Spaces

The house has been decorated in an opulent fashion, with marble flooring in the kitchen and ornate mouldings on the ceilings. It benefits from unfloor heating throughout and air condition on the top floor and in the family television room.

img 1

Kitchen

img 2

Media Room





## Outdoor Spaces & The Neighbourhood

The rear garden is unusually long for the street, with a paved seating areas and planted flowerbeds. In addition, there is a paved and gated front garden, giving added separation from the street. The first floor also contains a front balcony with enough space for outdoor seats.

Drayton Gardens is a beautiful street lined with a mix of terrace houses with white stucco dressings and red-brick mansion blocks. The street has been home to various well-known figures, while No.1 was once occupied by the artist, poet and writer Mervyn Peake, author of the Gormenghast novels. Drayton Gardens is close to the Old Brompton Road, with its mix of restaurants and independent shops. The Fulham Road is also close, while both Gloucester Road and South Kensington underground stations are within easy reach.



img 1

Exterior

img 2

Garden

# Drayton Gardens, SW10

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## Approximate Internal Area

3,093 sq ft/ 287 sq m

## Including limited use area

22 sq ft/ 2 sq m

## Outside Area

1,105 sq ft/ 103 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.





**RUSSELL  
SIMPSON**

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