



Drayton Gardens SW10



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£4,950,000 | 976 year lease + Share of Freehold

4000 Sq Ft | 372 Sq M

5 Bedrooms. 2 Bathrooms. 2 Cloakrooms. 3 Receptions.

Features

Lift

Balcony

Originally two apartments, now one residence

Rare width, volume & high ceilings throughout

Two large storage rooms in the buildings basement

Additional Information

Council Tax Band

H

EPC

D

Service Charge

Approx £13,000 per annum

Council

Kensington & Chelsea





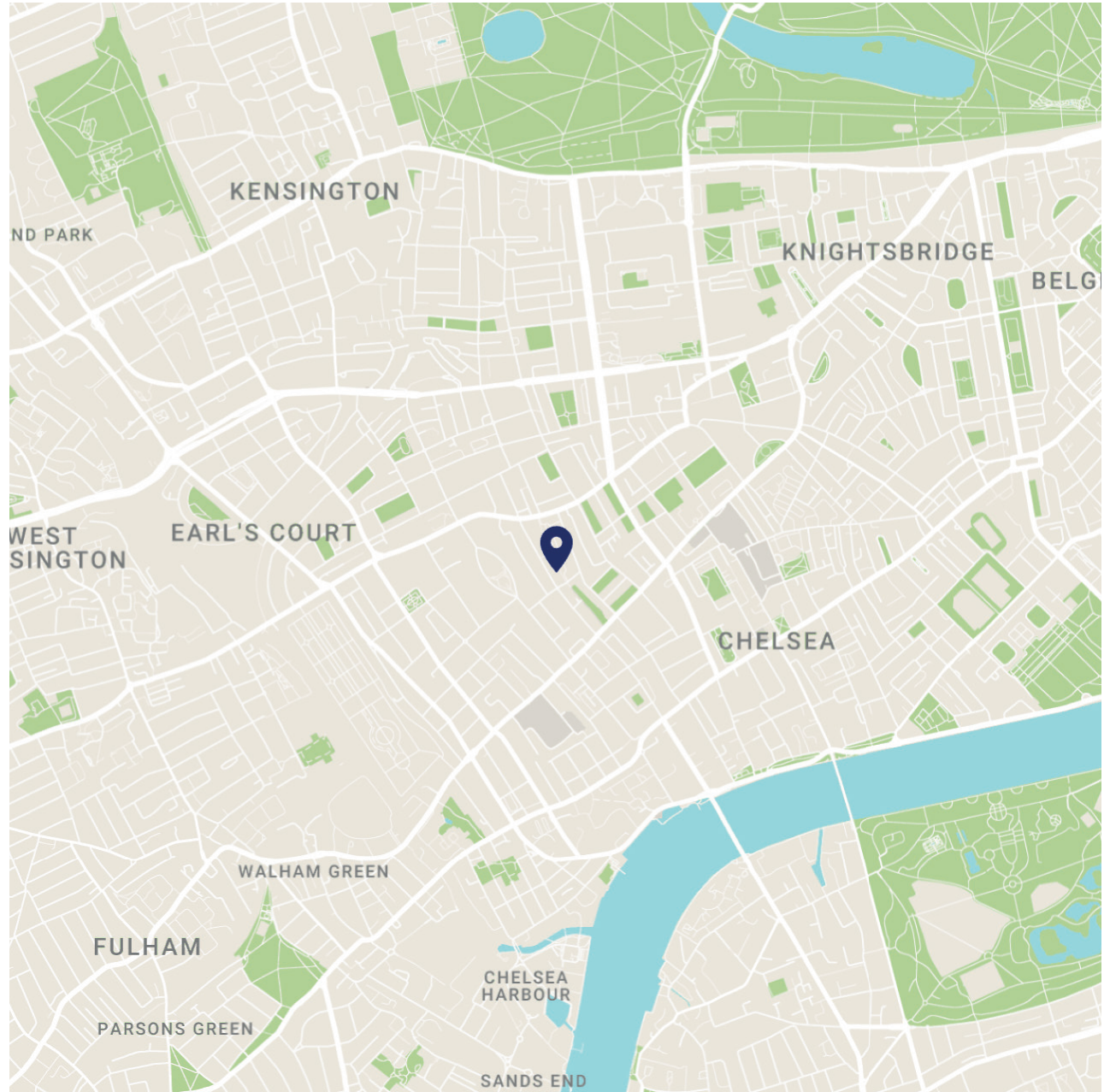


The Property

An extraordinary opportunity to acquire approximately 4,000 sq ft of lateral living space, originally configured as two apartments, now combined to create a residence of remarkable width and volume. Occupying the second and third floors (with lift) of an elegant period red brick building on Drayton Gardens. In need of comprehensive renovation, the apartment presents immense potential. All the principal rooms enjoy a westerly aspect, ensuring superb natural light throughout the day. Properties of this size and proportion are seldom available in this location, making it an exceptional prospect for both end-users and investors alike. With a £55,000 sinking fund and planned refurbishment of the common areas in 2026, residents can look forward to further enhancements to the building's character and appeal.

The Location

Perfectly positioned in the heart of Chelsea, Drayton Gardens enjoys a coveted address within one of London's most distinguished neighbourhoods. The property sits moments from the boutiques, cafés, and fine dining of the Fulham Road and King's Road, while South Kensington and Gloucester Road are just a short walk away, offering a wide range of cultural attractions including world-class museums and galleries. The area also offers a selection of highly regarded schools, private members' clubs, and beautiful garden squares, making it one of the most sought-after residential locations in prime central London.



Drayton Gardens, SW10

Approximate Gross Internal Area
372 sq m (4000 sq ft)

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).





Selling Agent

Alex Stroud

+44 (0)7584 038000

alex@sflproperty.co.uk

Contact Us

+44 (0)20 7589 2970

sales@sflproperty.co.uk



CONTACT US

020 7589 2970

sales@sflproperty.co.uk

16A Adam & Eve Mews
Kensington
London
W8 6UJ