



Rutland Court, Draycott Place, Chelsea SW3

STRUTT & PARKER
BNP PARIBAS GROUP



A super three bedroom lateral flat on the third floor (with lift) of this handsome red brick corner building

This property is well-maintained and well-organised, with a super drawing room spanning four windows and providing excellent westerly light. The flat affords an incoming purchaser the flexibility of a third bedroom which could easily be a study or an office, ideal for working from home.

Location

21-23 Draycott Place is located on the corner of Draycott Place and Blacklands Terrace. Draycott Place runs parallel to the King's Road and is close to all the shopping, restaurant and transport facilities of Sloane Square and Sloane Street. Sloane Square is the nearest underground station.

Accommodation & Amenities

- Entrance hall
- Drawing room
- Kitchen
- Principal bedroom with en suite bathroom
- Bedroom 2
- Bathroom 2
- Bedroom 3/study/office
- Lift
- Independent gas central heating and hot water

Interior photographs as previously furnished.





Terms

Tenure: Share of Freehold

Ground Rent: Peppercorn

Service Charge: £1,028.05
per quarter including
insurance of building

Local Authority: The Royal
Borough of Kensington & Chelsea

Price: £2,000,000 to include
fitted carpets, kitchen
and utility equipment

**Approximate Gross
Internal Area**

974 sq ft / 90.48 sq m



Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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