

# Drayton Gardens

Chelsea, SW10



## An exceptional and beautifully finished three-bedroom flat.

A turn-key, beautifully refurbished, three-bedroom flat, situated on the fourth floor (lift) in one of the most desirable mansions on Drayton Gardens. The property benefits from ~3.2m ceiling height and a bright South-Westerly aspect.



**1 RECEPTION ROOM**



**3 BEDROOMS**



**2 BATHROOMS**



**LEASEHOLD**



**1,295 SQ FT**



**ASKING PRICE  
£2,700,000**



### The property

57 Drayton Gardens is regarded as one of the best mansion blocks on Drayton Gardens, due to its charming entry and frontage, enjoying a grass lawn and stunning flower beds, set back from the road behind original cast iron gates and fencing. 57 Drayton Gardens also benefits from step free access from the main entrance of the building to the apartment itself which is also very rare for this part of Chelsea. There is also a caretaker and residents' parking.

### Location

The building is located just north of the junction with Roland Gardens, arguably the perfect position on Drayton Gardens, set back from the road. "The Beach" and Fulham Road are within striking distance with their fabulous amenities, bars, restaurants and transport facilities, along with Gloucester Road underground station just north of Old Brompton Road.







Fourth Floor

### Floorplans

Gross internal area 1,295 sq ft (120.28 sq m)  
For identification purposes only.

### General

Tenure: Leasehold of 987 years 10 months

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £5,175 pa Reserve contribution of £1,954 pa included.

Ground Rent: £100pa

Council Tax: Band G

EPC Rating: D

Parking: Residents' parking

Broadband: Installed

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