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# DRAYTON GARDENS

CHELSEA SW10





## AN EXCEPTIONAL LATERAL PENTHOUSE OF RARE SCALE AND ELEGANCE IN THE HEART OF CHELSEA

Occupying the fifth and sixth floors of an elegant period building on Drayton Gardens, this remarkable apartment is defined by sweeping westerly views, wonderful natural light and rare lateral space. A rare opportunity to acquire an exceptional penthouse offering scale, light, and sophistication in the heart of Chelsea.

Spanning approximately 3,810 sq ft including eaves, this remarkable residence offers exceptional lateral living with a dual aspect and far-reaching views across Chelsea's skyline. Recently renovated and presented to an exacting standard, the apartment combines impressive entertaining space with refined family comfort.

The heart of the home is a magnificent double reception room, framed by full-height French doors that flood the space with natural light and open onto stunning west-facing views.

The kitchen, elegantly separated by double doors, flows seamlessly into a generous dining room, creating a wonderful setting for both formal entertaining and relaxed family living.

A grand entrance hallway introduces the apartment, complete with a beautifully designed bar area - perfect for hosting.







Five bedrooms and five bathrooms provide outstanding flexibility, with a versatile upper-level room offering potential as a additional bedroom, family room or quiet study.

The particularly striking principal suite boasts a soaring 4.43m ceiling height, a dedicated dressing area/ office space, and a luxurious en suite bathroom.



## KEY FEATURES

- Double reception room
- Dining room
- Wide entrance hall/bar area
- Family room/ double bedroom
- Principal suite
- Three double bedrooms
- Four further bathrooms
- Cloakroom
- Large storage space
- Live-in caretaker
- Lift access
- Access to the private gardens of St Mary's The Boltons by separate negotiation



## TERMS

- Tenure**  
Leasehold, 215 years from 29 September 1982, plus share of freehold
- Ground Rent**  
Peppercorn
- Service Charge**  
Approximately £15,000 per annum
- Local Authority**  
The Royal Borough of Kensington & Chelsea
- Council Tax**  
Band H
- Parking**  
Residents' permit
- Broadband**  
Installed
- EPC**  
Rating C
- Guide Price**  
£6,950,000



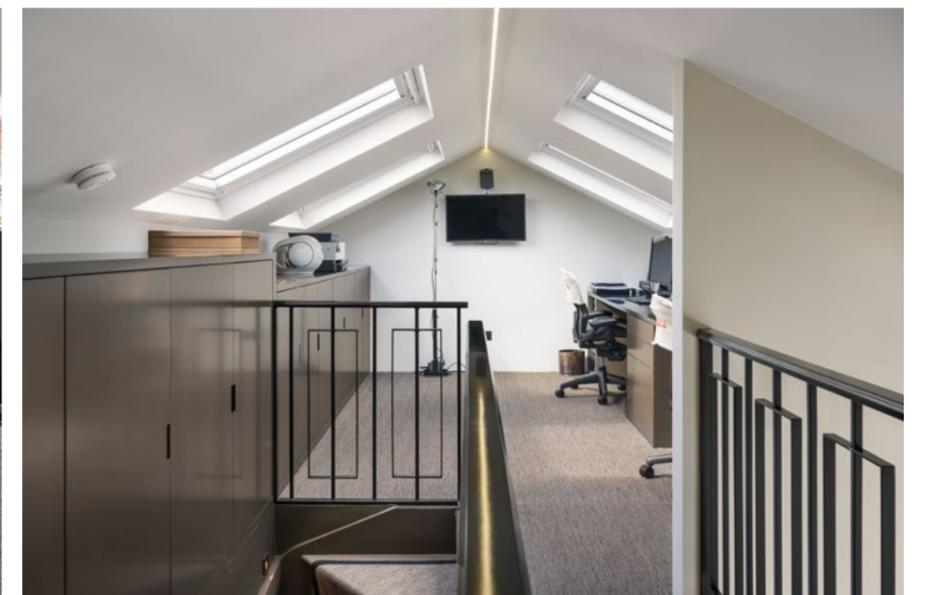


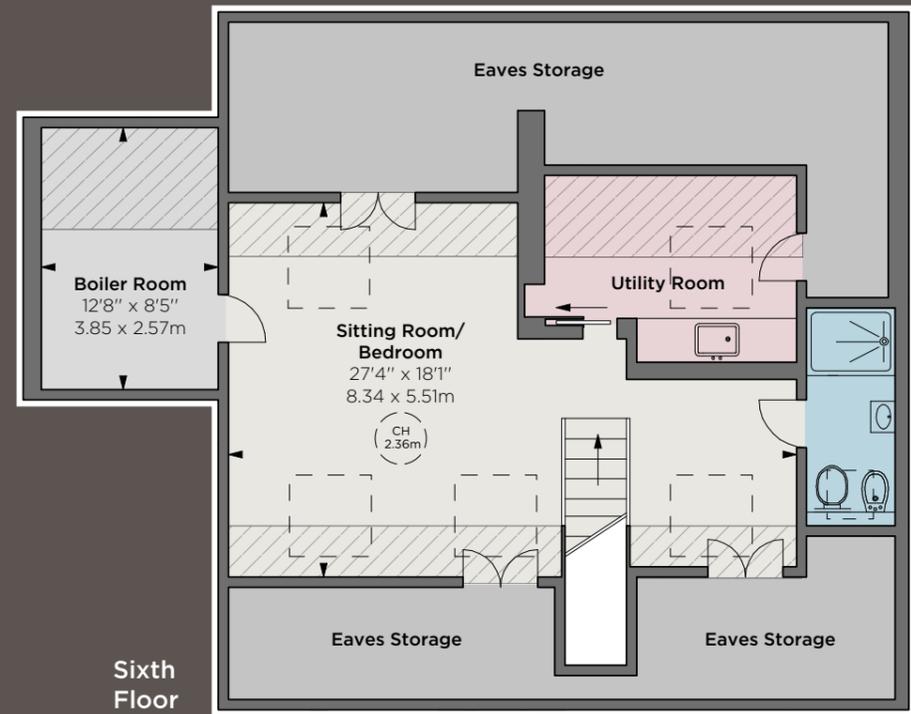
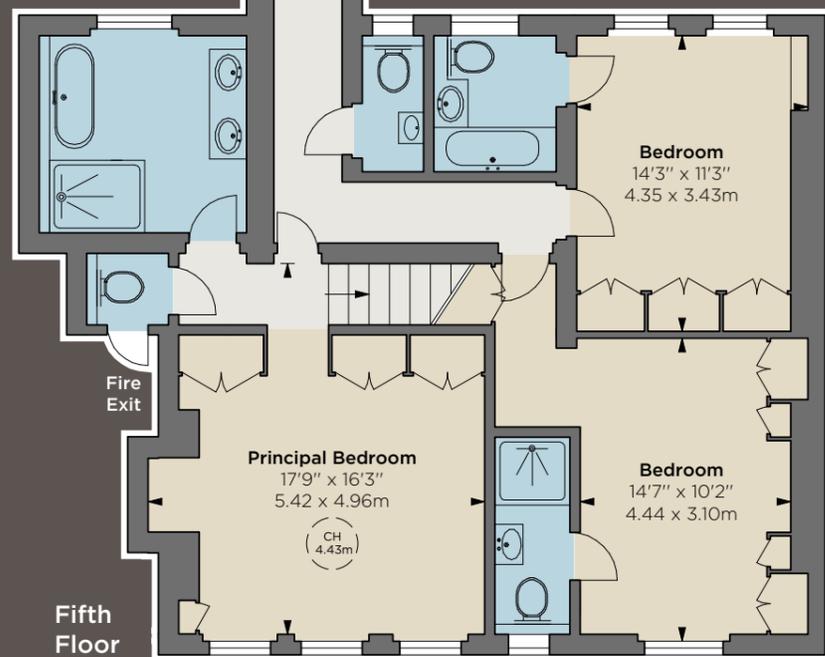
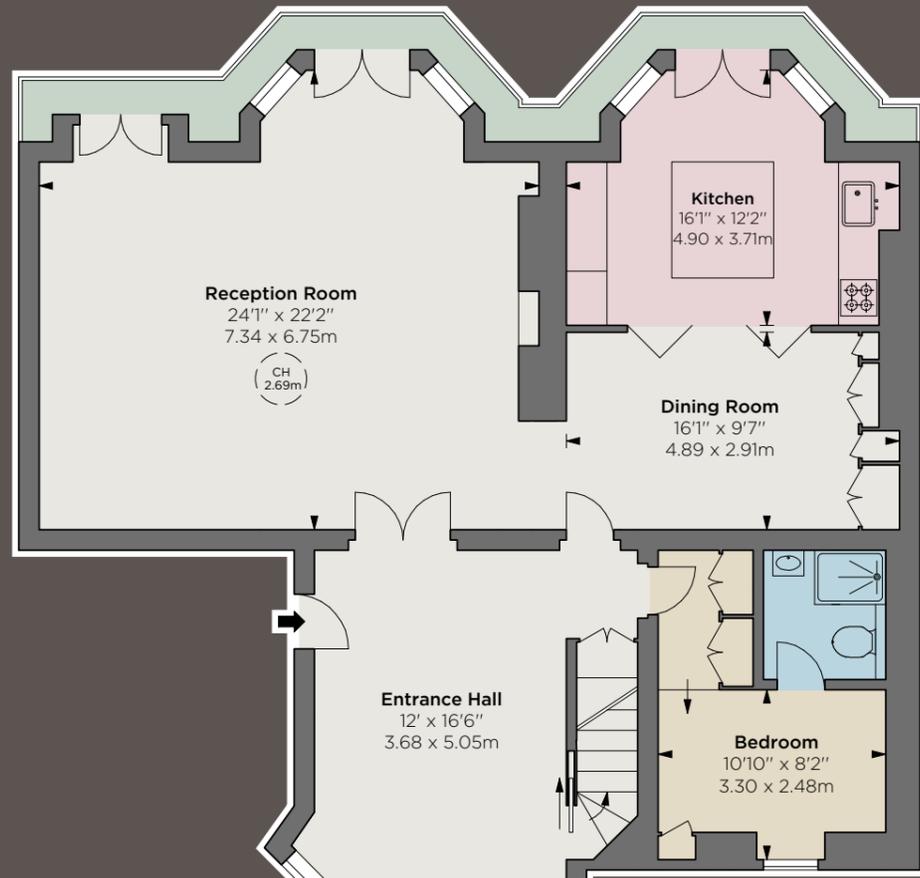
## AMENITIES

Air cooling and underfloor heating ensure year-round comfort throughout. The property further benefits from lift access, extensive storage, live-in caretaker, and access, by separate negotiation, to the private gardens of St Mary's The Boltons — one of Chelsea's most distinguished garden squares.

## LOCATION

Drayton Gardens is a well-regarded address which sits on the South Kensington and Chelsea borders, and is situated between Old Brompton Road and the Fulham Road. Neighbouring roads include The Boltons, Tregunter Road, and Gilston Road, which puts it in an ideal position within this popular pocket of Chelsea SW10.





APPROXIMATE GROSS INTERNAL AREA  
3,245 sq ft / 301.55 sq m  
including 17.33 sq m of under 1.5 m, Excluding Eaves Storages

EAVES STORAGE  
564 sq ft / 52.49 sq m

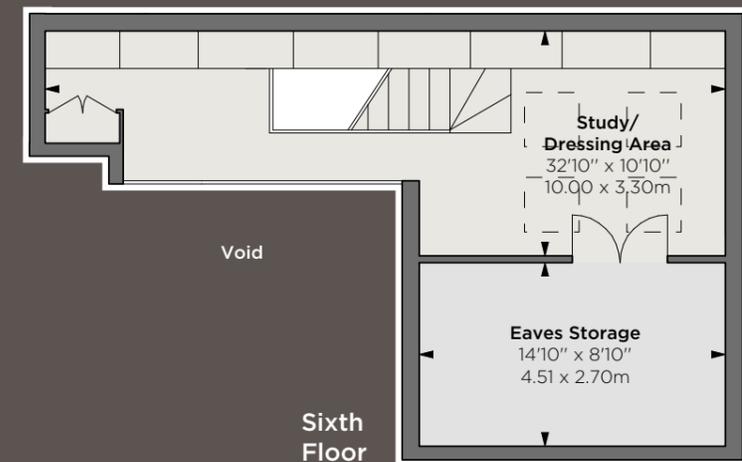
TOTAL APPROXIMATE GROSS INTERNAL AREA  
3,810 sq ft / 354.04 sq m

Hatched Area: Under 1.5m  
Grey Area: Eaves Storage

CH: Ceiling height



Floorplan for guidance only, not to scale or for 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. © Alex Winship Photography Ltd.





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THE  
BROCHURE  
SALES  
WINSHIP

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