

# Drayton House

South Kensington



**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A grand Victorian townhouse positioned on the Old Brompton Road, moments from the amenities of South Kensington.

Standing tall at the centre of a prestigious Victorian terrace, this Grade II listed South Kensington home blends classic grandeur with a warm, inviting feel. Behind its elegant stucco façade, five light-filled storeys unfold, rich in period detail. Generous living spaces offer a calm retreat in this home, which perfectly combines heritage charm with modern London living.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**COURTYARD**



**GARDEN**



**FREEHOLD**



**CITY**



**3,068 SQ FT**



**GUIDE PRICE  
£4,650,000**



### The property

Set within Drayton Terrace, this distinguished Victorian residence was designed by architect J. Blore and built in 1846. It presents a classical stucco and brick façade with symmetrical proportions and refined detailing. Behind this elegant exterior, the house unfolds across five storeys, offering generous accommodation, abundant natural light and a wealth of period features, including original fireplaces, sash windows and ornate plasterwork and cornicing. The ground floor features an entrance hall and a dining room adjoining a well-appointed kitchen with traditional light cabinetry and a range of integrated appliances, including a gas hob and double oven. A rear lobby with storage and an adjacent cloakroom provides access to the gardens. The lower ground floor comprises a relaxed family room with parquet flooring, a bedroom with its own fireplace, a modern shower room and access to a small courtyard, offering a peaceful retreat. The first floor features a spacious double reception room, ideal for entertaining, with twin fireplaces and ample light from sash windows at both ends, as well as a delightful sunroom – the ideal spot for a morning coffee.

The second floor offers two bedrooms, including a principal room with built-in storage and a bedroom overlooking the garden, which may also be used as a study. Both are served by a nearby shower room. The third floor provides a similar layout. The larger bedroom enjoys elevated rooftop views and features exposed beams. Both are fitted with custom-made bunks and are served by a characterful bathroom featuring a roll-top bath.



## Outside

To the rear, doors open directly onto a tranquil garden. It is a private, leafy sanctuary, enclosed by mature shrubbery and boundary walls that provides a strong sense of seclusion from the outside world. Ideal for al fresco dining and entertaining, it offers a quiet retreat away from the bustle of West London.

## Location

Old Brompton Road is ideally positioned in South Kensington, moments from a wide range of amenities, including boutique shops, cafés and highly regarded restaurants. Excellent transport links are provided nearby at Gloucester Road and South Kensington Underground stations, offering access to the District, Circle and Piccadilly lines. Hyde Park and the open green spaces of Kensington Gardens are also within easy reach, providing a welcome contrast to the surrounding city environment.



## Distances

- Central London 2.9 miles

## Nearby Stations

- South Kensington Underground 0.4 miles
- Gloucester Road Underground 0.3 miles
- Earls Court Station 0.6 miles

## Key Locations

- Kensington Gardens and Hyde Park 0.9 miles
- The King's Road 1.3 miles
- Knightsbridge 1 mile
- Earl's Court 0.7 miles

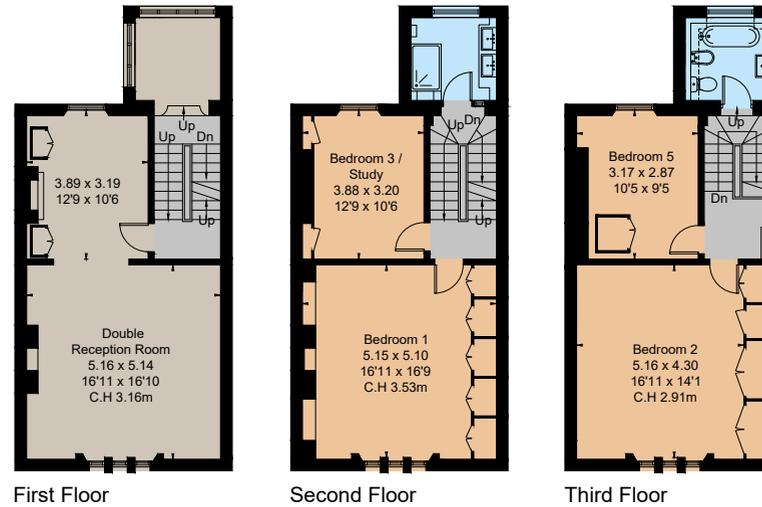
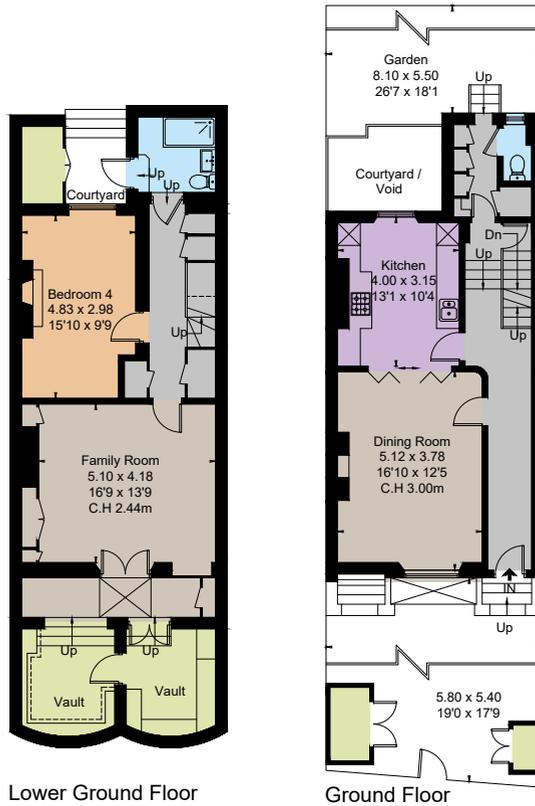
## Nearby Schools

- Glendower Preparatory School
- Queen's Gate School
- St Philip's School
- Collingham Independent School
- Wetherby School Kensington
- St Paul's Girls' School
- Godolphin and Latymer School





Approximate Floor Area = 285 sq m / 3068 sq ft (Including Vault)  
 Outbuildings = 5.1 sq m / 55 sq ft  
 Total = 290.1 sq m / 3123 sq ft



**Floorplans**

**Main House internal area 3,068 sq ft (285 sq m)**  
**Outbuildings internal area 55 sq ft (5.1 sq m)**  
 For identification purposes only.

**Directions**

SW5 0LF

what3words: ///bend.wires.cover

**General**

**Local Authority:** The Royal Borough of Kensington and Chelsea Council

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H

**EPC Rating:** E

**Parking:** Royal borough of Kensington and Chelsea parking permit.



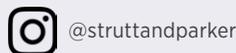
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105232

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

**South Kensington**

90 Old Brompton Road, London, SW7 3LQ  
**020 7581 7000**

southkensington@struttandparker.com  
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

