

GROVE COURT | DRAYTON GARDENS | SW10

Winkworth



1B Grove Court, Drayton Gardens,

London, SW10 9QY

A remarkably bright West facing apartment in this portered mansion block.

Accessed via smart communal parts, this architecturally designed duplex offers a superb balance of space. On the upper level is the living room, a perfect place to relax, and down the glass staircase to the lower level is the large eat-in kitchen, ideally set up for hosting. Further accommodation is comprised of two generous double bedrooms, one with an en-suite shower room, as well as a further large bathroom. With hard wood flooring throughout and all principal living areas and bedrooms enjoying the same Westerly aspect this contemporary space is an unexpected gem with huge amounts of contemporary charm.

ASKING PRICE: £1,350,000 Subject to Contract

TENURE: Leasehold

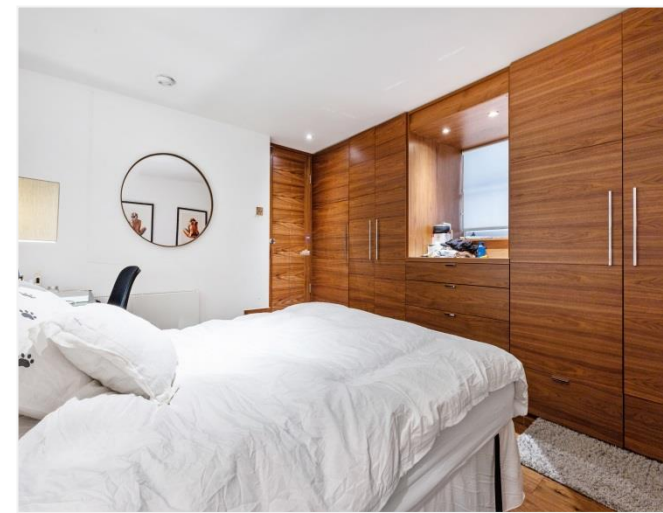
LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band H

SERVICE CHARGE: To be confirmed

GROUND RENT: To be confirmed





LOCATION:

Grove Court lies within the Boltons Conservation Area and is within easy walking distance of the extensive selection of supermarkets, independent shops, cafes and restaurants which both Fulham Road and Kings Road have to offer.

Entrance hall | Reception room | Kitchen | Two double bedrooms (one en-suite) | Bathroom | Day porter

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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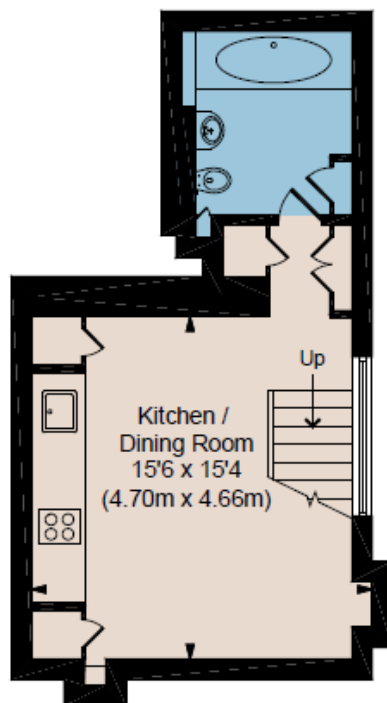
APPROX. GROSS INTERNAL AREA *

1036 Ft² - 96.25 M²

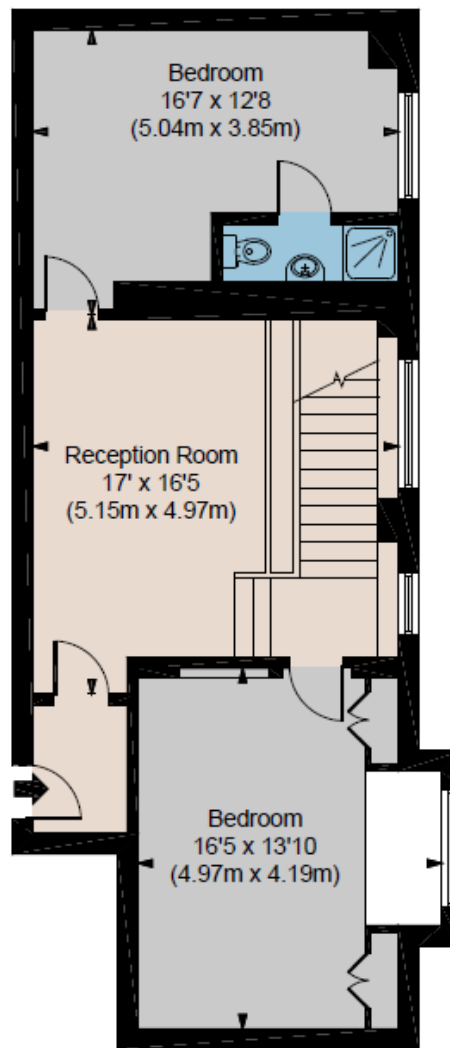
Illustration For Identification Only, Not to Scale

All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice



BASEMENT



LOWER GROUND FLOOR



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

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See things differently

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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