

**DRAYCOTT PLACE, SW3**  
**£1,750,000 LEASEHOLD**

## IMMACULATE TWO-BEDROOM FLAT IN PRIME CHELSEA LOCATION

**Knightsbridge & Chelsea | 0207 589 6616 |**  
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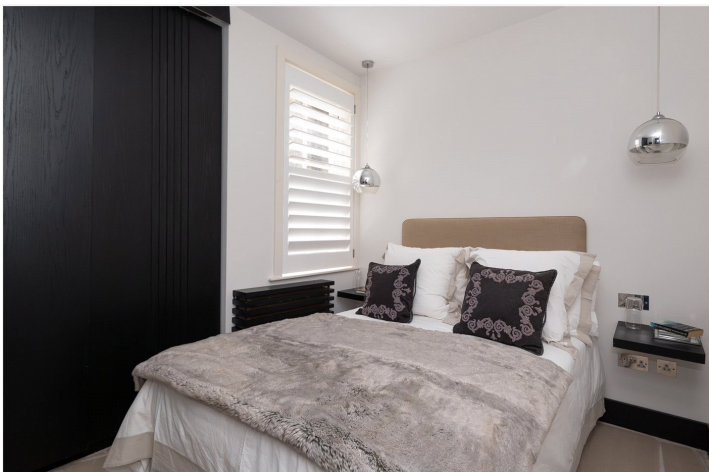




**DESCRIPTION:**

A beautifully presented two-bedroom apartment on the second floor (with lift) of a charming red brick period building, just moments from Sloane Square and the Kings Road. The flat is in excellent condition throughout, featuring a spacious master bedroom with built-in storage and a modern en-suite shower room, along with a second double bedroom and a separate bathroom.

At the rear of the property, there’s a generous open-plan kitchen and reception area—ideal for entertaining—leading out onto a south-facing balcony. There’s also a handy utility room.







## Draycott Place, SW3

### Approximate Internal Area

766 sq ft / 71 sq m

### Outside Area

27 sq ft / 3 sq m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 188 year and 11 months

**Service Charge:** £5496 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.