



RUSSELL SIMPSON

Newly renovated four-bedroom
flat with an exceptional terrace
and modern interiors

DRAYCOTT AVENUE
CHELSEA SW3

Draycott Avenue Chelsea SW3

£2,875,000

BEDROOMS 4	INTERNAL 1,663 <small>SQ FT</small> 154 <small>SQ M</small>	OUTDOOR 429 <small>SQ FT</small>	COUNCIL RBKC
RECEPTION ROOMS 1		EPC D	COUNCIL TAX Band G
BATHROOMS 2	—	TENURE Leasehold	LENGTH OF LEASE 996 years



The Property



Beautifully designed apartment presented in superb condition

Entering the flat on the first floor, you are greeted by three well-proportioned bedrooms. The principal bedroom features fitted wardrobes and an ensuite bathroom with marble tiling and a freestanding bath. The other two bedrooms benefit from built-in storage and share a family bathroom.



Indoor Spaces

A staircase leads up to the second floor, where a glass partition creates a sense of openness while defining the space. The reception room features high ceilings and full-length windows that fill the space with light. The sophisticated contemporary interiors are enhanced by Crittall doors that open directly onto the terrace, creating seamless indoor-outdoor living. The space flows through to an elegant dining area, creating an impressive entertaining space.

The kitchen showcases bespoke fitted units with a central island and integrated appliances. Pendant lighting and a broad window above the sink create a bright, functional space.

The top floor houses the fourth bedroom, which enjoys lofty proportions under the eaves with its own ensuite.





Outdoor Spaces

The property includes an exceptional south-west facing terrace with wooden decking and horizontal slatted screening, providing privacy while maintaining the sense of space.



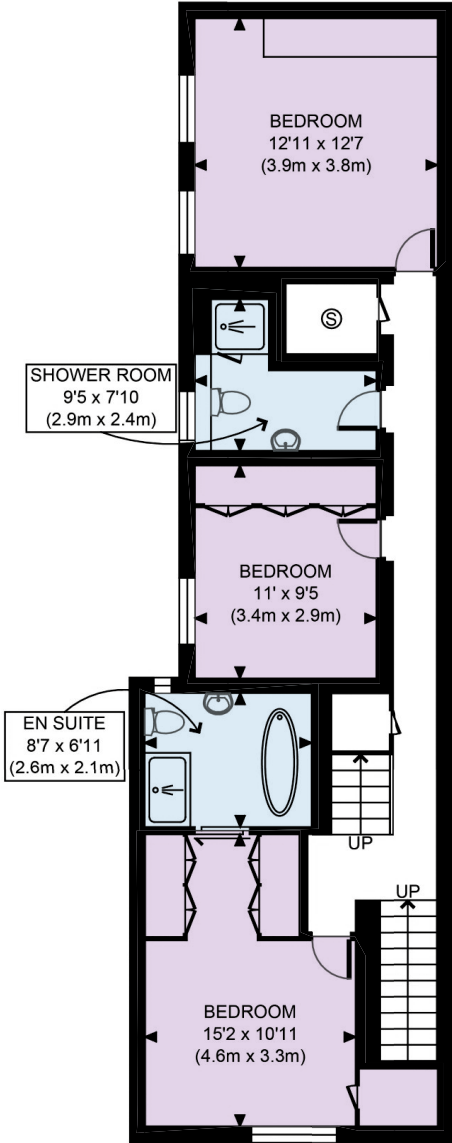


The Neighbourhood

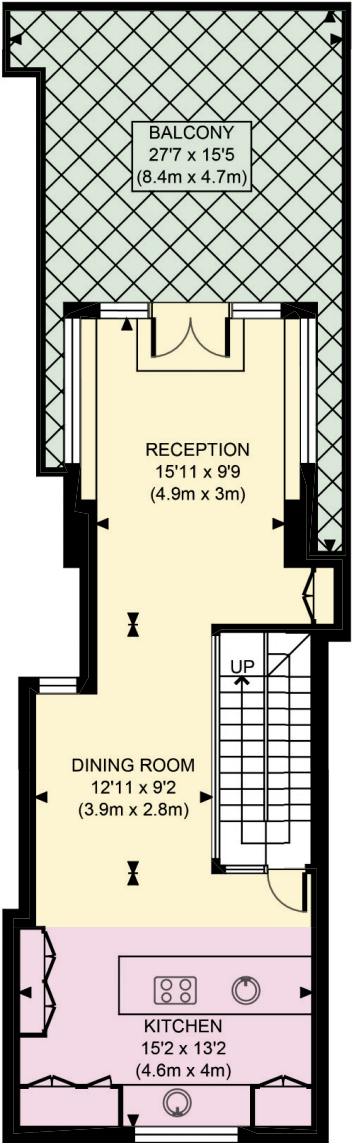
Draycott Avenue is a quiet residential street moments away from the upmarket boutiques and restaurants of the King's Road. The many shops and cafes of Sloane Square are within easy reach, while the open spaces of Cadogan Square Garden provide nearby greenery. Sloane Square underground station offers excellent transport connections across London.

APPROXIMATE INTERNAL AREA

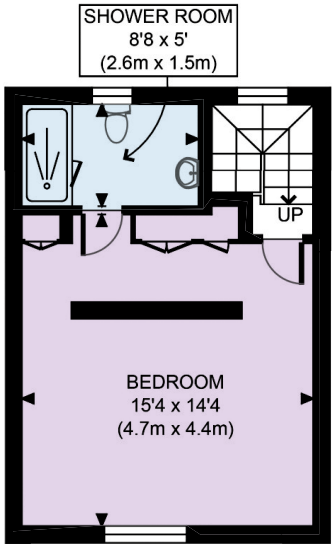
1,663 SQ FT / 154 SQ M



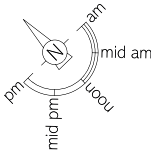
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



RUSSELL SIMPSON

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View

[Watch the video on YouTube](#)

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Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
Any measurements of distances referred to herein are approximate only. October 2021