

RUSSELL SIMPSON

Impressive four-bedroom apartment in
a prestigious mansion block with on-site
concierge service, lift and underground
parking

THE DRAYCOTT
CHELSEA SW3



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£7,500,000

BEDROOMS 4	INTERNAL 2,973 SQ FT	OUTDOOR 1,436 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3	276 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 4	SERVICE CHARGE £40,483 pa	TENURE Share of Freehold	LENGTH OF LEASE 991 years





The Property

Beautifully designed triplex apartment with gym, media room and large landscaped garden, moments away from the King's Road

Entering the flat on the raised ground floor, the front hall leads into the kitchen. This bright space includes marble worktops, a central island and a breakfast seating area in the broad bay window.

The kitchen flows through to a generous open-plan reception room. It offers a raised dining area and a seating area with double French doors lead out into the garden.

This level also features a well-proportioned principal bedroom suite with bedroom, dressing room and bathroom offering both shower and bath.

The lower ground floor features two more bedrooms, both of them ensuite. It also features a guest WC.

The basement floor includes a bedroom, a bathroom, and a kitchenette. Furthermore, it contains a family cinema room, a home gym, a wine cellar and separate car park access.













The Design



The apartment has been decorated in an elegant traditional style with wooden floors and panelled walls. It is presented in an immaculate state, with air conditioning and underfloor heating throughout.





Outdoor Spaces

The property includes a paved landscaped garden with planted borders and plentiful space for outdoor entertaining. It was created by the Chelsea Flower Show designer Hay-Joung Hwang.

Bifolding doors open onto a garden pavilion of frameless glass with additional entertaining space/home office, a real log fire and a guest WC.





The Neighbourhood

This impressive mansion block was redeveloped into eight large bespoke apartments finished to the highest standard. It includes a porter/ concierge service, lift and private, secure underground parking.

Draycott Avenue is a conveniently located sought-after street in the heart of Chelsea, lined with apartment buildings and mansion blocks constructed from red brick with Flemish decorative details.

From here, Sloane Square and South Kensington underground stations are both within walking distance. The neighbourhood is well-supplied with restaurants, while the village-like collection of independent boutiques and artisanal food shops on Pavilion Road is also nearby

APPROXIMATE INTERNAL AREA

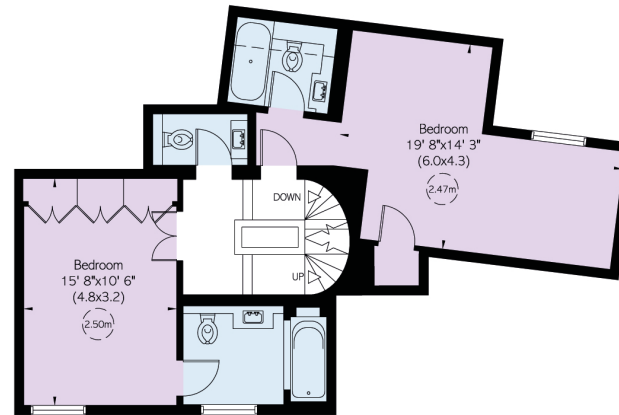
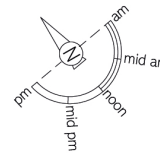
2,973 SQ FT / 276 SQ M

INCLUDING LIMITED USE AREA

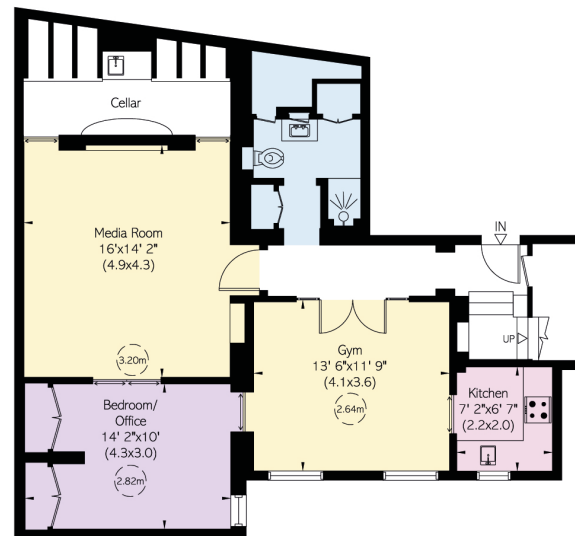
14 SQ FT / 1 SQ M

OUTSIDE AREA

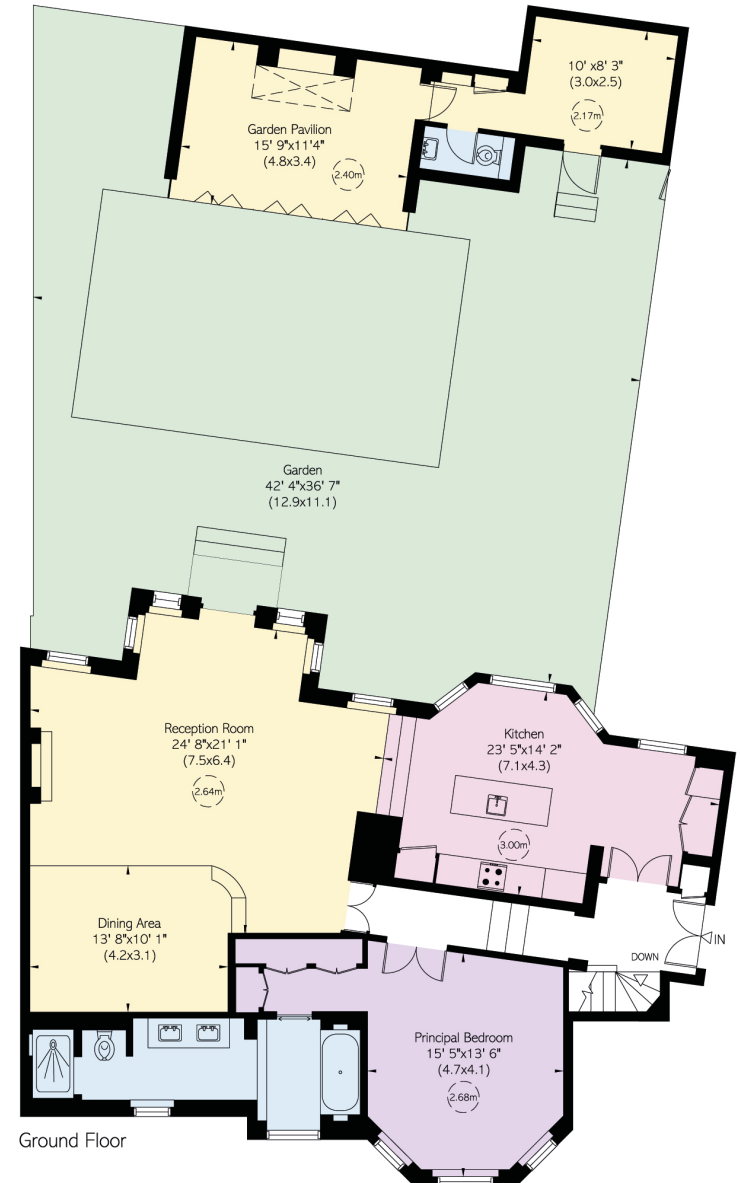
1,436 SQ FT / 133 SQ M



Lower Ground Floor



Basement



Ground Floor



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View

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October 2021