

## Drayton Gardens, Chelsea, SW10

Offers in Excess of £950,000

<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Surface</b>	667 sqft
<b>Tenure</b>	Leasehold plus share of Freehold 951 years
<b>Ground Rent</b>	£300
<b>Service Charge</b>	£3,500
<b>Outdoor Space</b>	Communal Gardens
<b>Parking</b>	Residents Permit
<b>Council Tax</b>	Council Tax

### SPACIOUS AND BRIGHT 2 BEDROOM APARTMENT

An especially bright two-bedroom apartment situated on the 4<sup>th</sup> floor (with lift) in this period mansion block. The accommodation comprises a wonderfully light and spacious reception room, generous eat-in kitchen, two double bedrooms and bathroom. New wood flooring throughout and plenty of built-in storage. Drayton Gardens is a sought-after residential address, close to the Fulham Road and all its amenities and shops. South Kensington Station is only minutes away.

#### Features

Entrance Hall, Reception Room, Eat-In Kitchen, 2 Double Bedrooms, Bathroom, Lift., Access To Patio Garden



SUSAN METCALFE  
RESIDENTIAL

Band E (RBKC)



10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349    [www.susanmetcalfe.com](http://www.susanmetcalfe.com)    [info@susanmetcalfe.com](mailto:info@susanmetcalfe.com)





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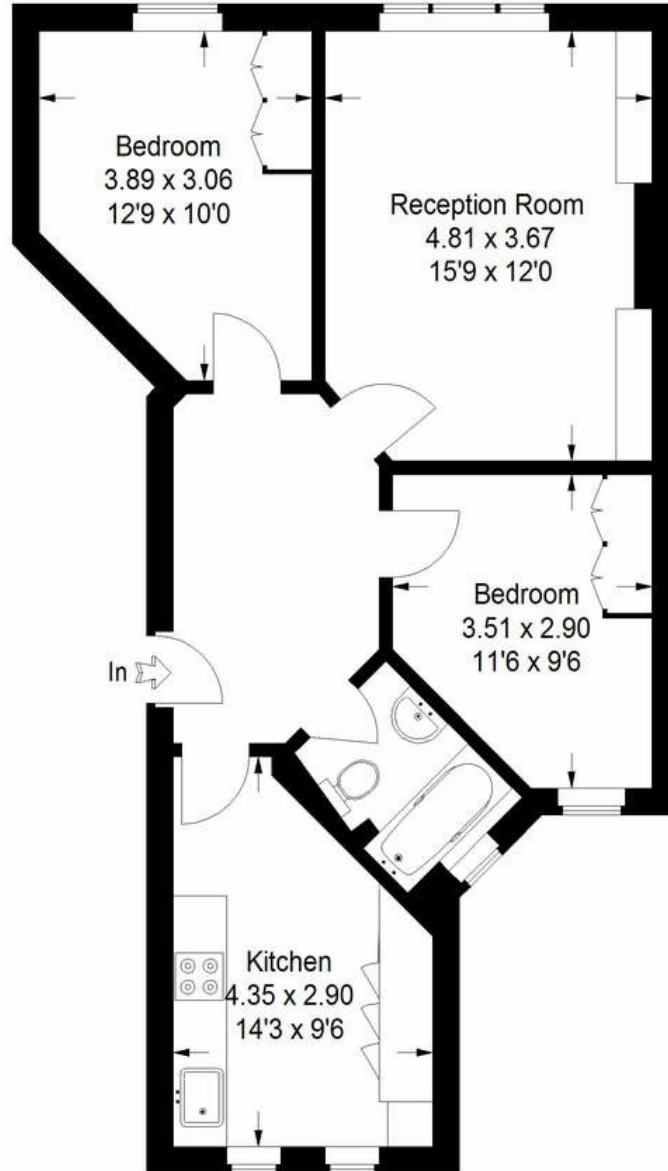




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## Drayton Gardens

Approximate Gross Internal Area :- 62 sq m / 667 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them



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# SUSAN METCALFE RESIDENTIAL

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Vary energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Vary environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	59		77
		0	0
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



### IMPORTANT NOTICE

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