



SUSAN METCALFE
RESIDENTIAL



Drayton Gardens, Chelsea, SW10

Guide Price £895,000

Bedrooms	2
Bathrooms	1
Surface	667 sqft
Tenure	Leasehold plus share of Freehold 948 years
Ground Rent	£300
Service Charge	£3,500
Outdoor Space	Communal Gardens
Parking	Residents Permit
Council Tax	Council Tax Band E (RBKC)

SPACIOUS AND BRIGHT 2 BEDROOM APARTMENT

An especially bright two-bedroom apartment situated on the 4th 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

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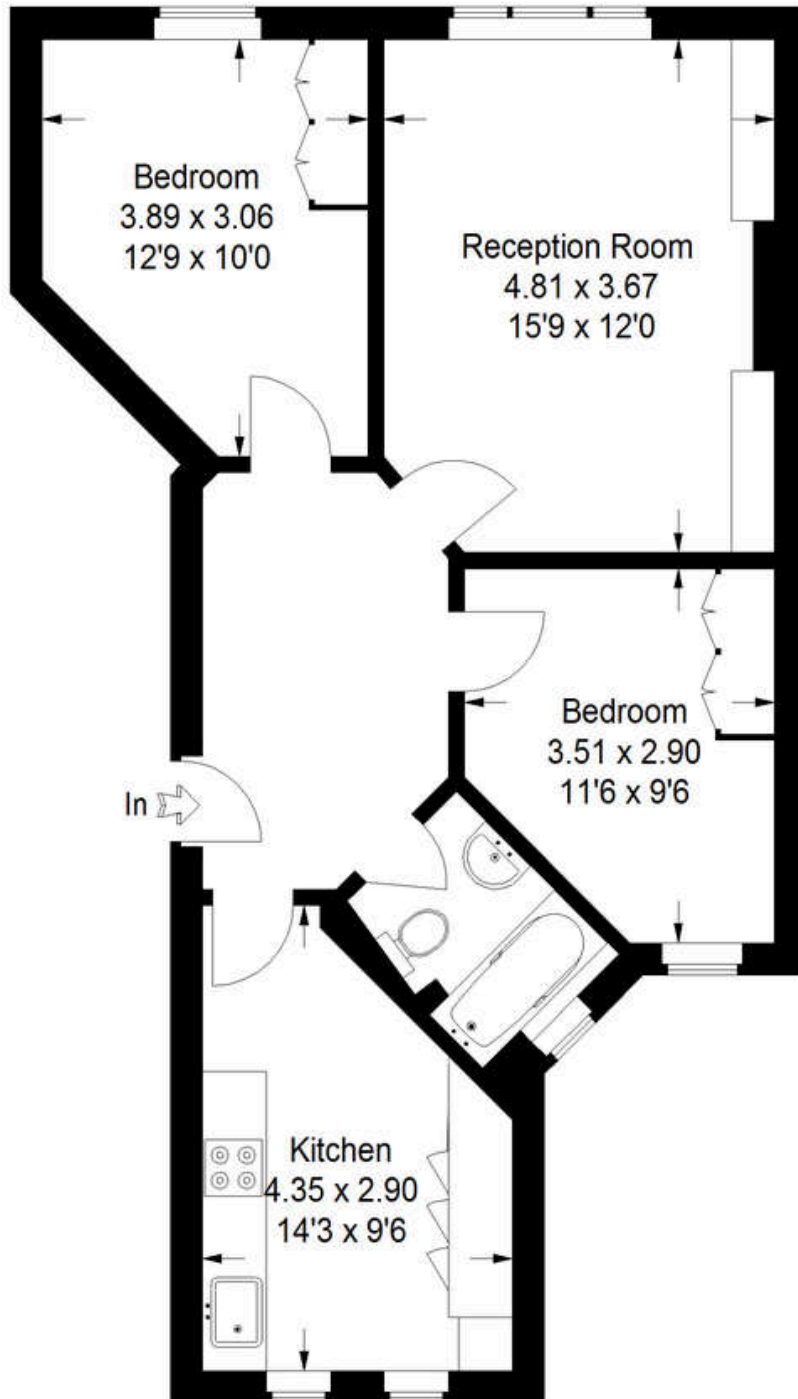




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Drayton Gardens

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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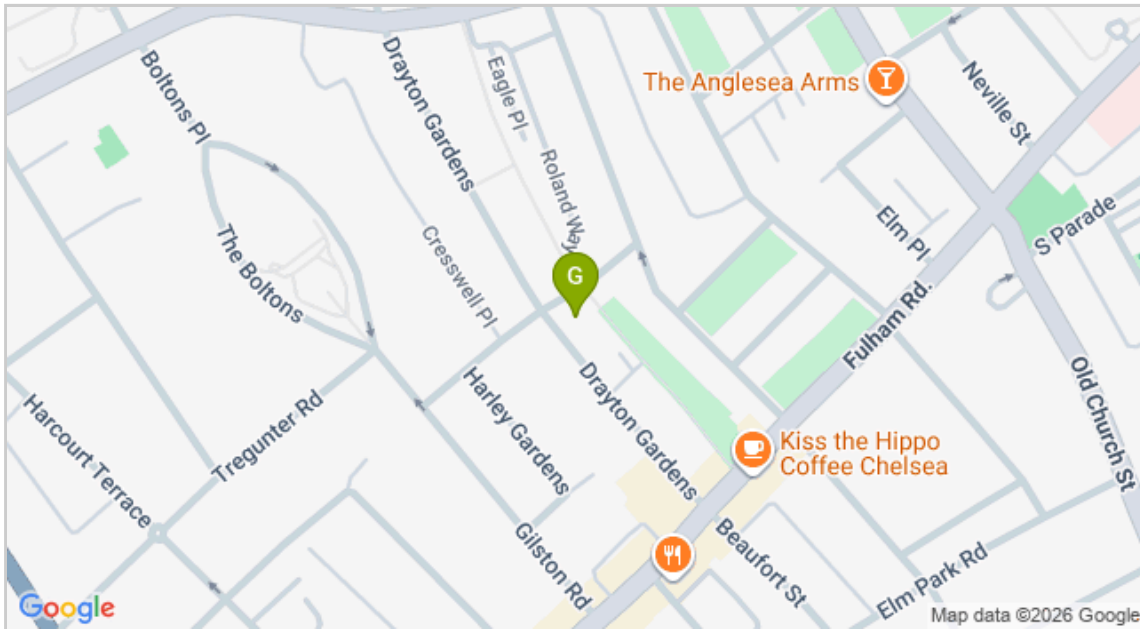


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		77	(69-80) C
(55-68) D	59		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			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 (CO₂) emissions. The higher the rating the less impact it has on the environment.



IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

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