

**53 DRAYTON GARDENS.**  
Drayton Gardens, London



# PREFACE.

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## Accommodation:

Drawing room | Kitchen/Breakfast room | Dining Hall | WC | Principal Bedroom suite with ensuite Bathroom and Dressing room  
Second Bedroom with ensuite Bathroom | Third Bedroom with ensuite room (with plumbing in place to create an ensuite bathroom if desired)

For sale Leasehold with share of Freehold:

Approximate Floor Area: 208.5 sq m / 2245 sq ft

An immaculately presented lateral  
apartment with open westerly  
views towards The Boltons.





## WHY WE LOVE IT.

Situated on the 4th floor (with lift) of this prestigious purpose-built period mansion building occupying a prominent position on this popular avenue.

The flat has been beautifully renovated to provide supremely elegant and comfortable accommodation with a particularly strong emphasis on living and entertaining space.

Designed by the discerning owners working with renowned international interior designers, they have created the perfect place to live.

Opening onto a spacious reception hall lined with bookshelves and a working fireplace this central space leads through oversized double doors to a drawing room with French windows opening onto a Juliet balcony.

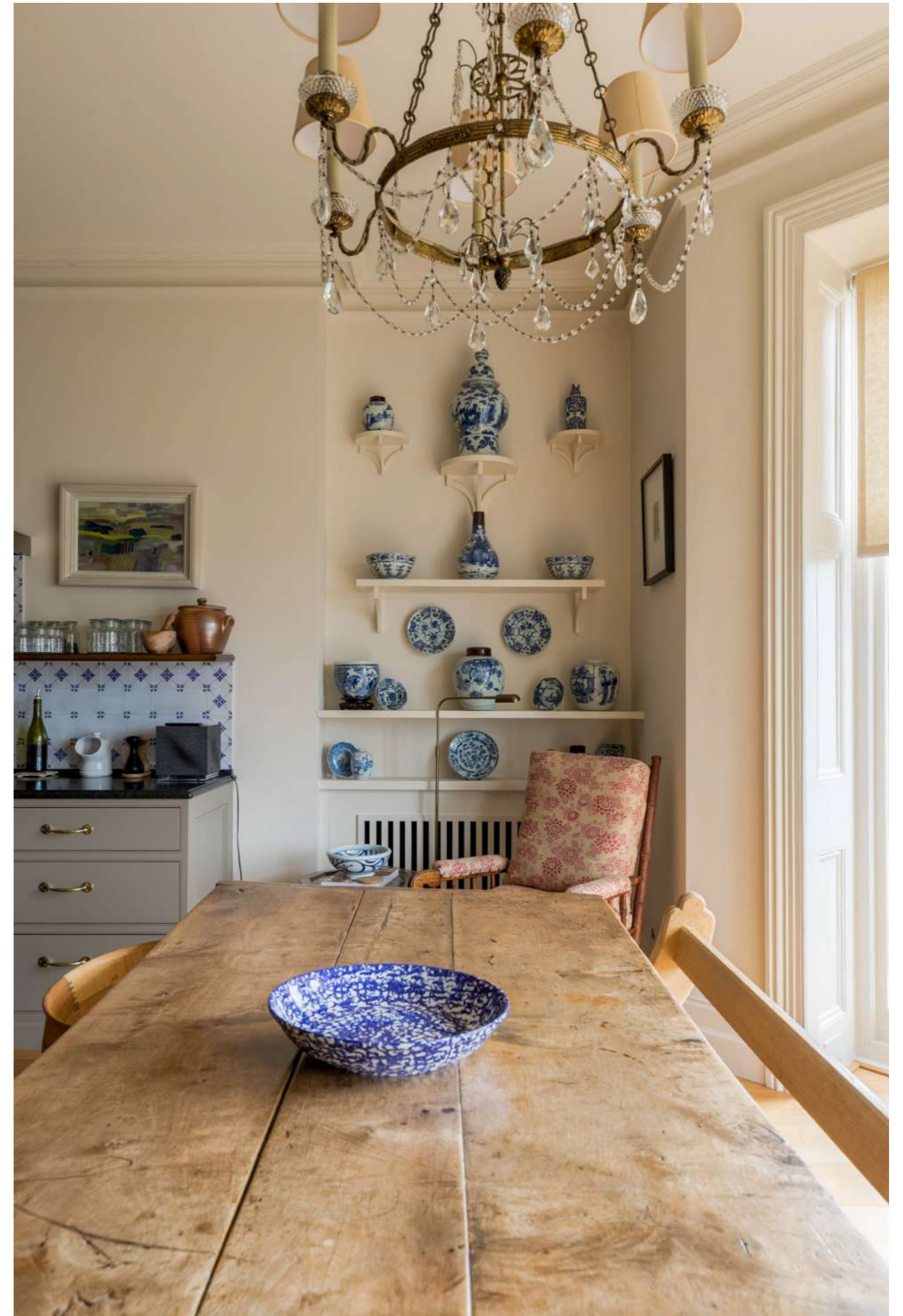
The kitchen has been designed for maximum efficiency but with a low-key design reminiscent of bygone age where the impact of the kitchen area when entertaining is minimised and where elegance is to the fore.

The principal bedroom suite is quietly situated towards the rear and includes a large walk-in closet. Two further bedrooms and two further bathrooms (one has had the fittings removed, to suit the purposes of the current owner), a cloakroom and utility room complete the apartment.

A resident porter is on hand for daily refuse collection from the rear service door.

















## A STROLL ABOUT THE NEIGHBOURHOOD.

Chelsea and South Kensington have long been appreciated by Londoners and visitors alike. We love the quiet tucked away charm, finding those secret places that make a neighbourhood home. Drayton Gardens to the south has the vibrancy of the Fulham Road with a cinema and local convenience stores on your doorstep.

The private gardens of The Boltons, one of London's most prestigious

addresses, are available (by application) to residents of the building. Our favourite restaurants in the area include Margaux on Old Brompton Road along with the hugely popular Spanish restaurants, Cambio de Tercio and Tendido Cero.

Ricardo's has been a long-standing stalwart along the Fulham Road, and for members the Chelsea Arts Club is also nearby.

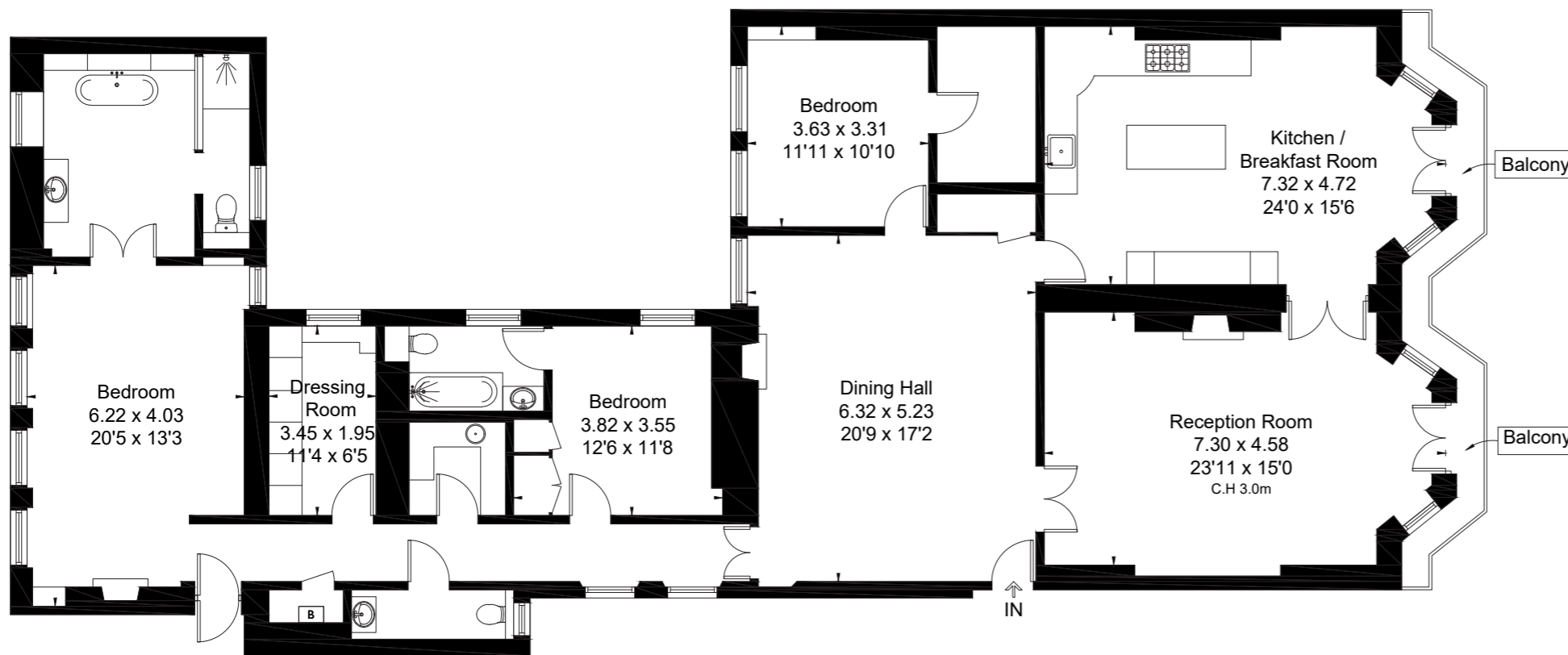
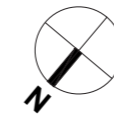
## TRANSPORT

Frequent buses run along Fulham and Old Brompton Road and the Underground at both Gloucester Road and South Kensington are within easy reach.



Drayton Gardens, South Kensington,  
London SW10

Approximate floor area:  
2,245 sq ft / 208.5 sq m



**Fourth Floor**  
C.H 3.0m

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Services: Independent gas fired central heating, mains water, electricity, and drainage.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings are specifically excluded but may be available by separate negotiation.

EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority: Kensington & Chelsea

Council Tax: Band H.

Postal Address: SW10 9RX

Viewings: All viewings must be made strictly by appointment only through the vendor's agents.



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*Photographs and details prepared in 2023.*



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