



DRAYTON GARDENS
THE BOLTONS CONSERVATION AREA | SOUTH KENSINGTON | SW10

AN EXCEPTIONAL LATERAL APARTMENT WITH LIFT, BALCONY & SEPARATE STUDIO

Exceptional Lateral Apartment with Lift, Balcony & Separate Studio in South Kensington

Beautifully renovated throughout, this exceptional lateral apartment extends to approximately 1,520 sq ft in total (including a separate studio) and occupies one of Drayton Gardens' finest red brick mansion buildings. A west-facing balcony, elegant entertaining space and lift access combine to create a rare turnkey home in the heart of South Kensington.

Positioned within one of Drayton Gardens' finest red brick mansion buildings, this exceptional first-floor apartment combines timeless Victorian elegance with contemporary luxury. The beautifully renovated home extends to approximately 1,520 sq ft in total, including a separate studio, and offers an exceptional balance of entertaining space, family living and flexible accommodation. Flooded with natural west-facing light, the magnificent reception room features a grand bay window and French doors opening onto a private balcony, while the bespoke marble kitchen has been designed for both everyday living and elegant entertaining.

Finished to an exceptional specification, the apartment features high ceilings, underfloor heating, Rako lighting and bespoke joinery throughout. Three generous double bedrooms are complemented by two luxurious bathrooms, while the separate studio provides the perfect home office, gym or creative workspace. Further benefits include lift access, step-free entry, caretaker, resident parking and Share of Freehold. Perfectly positioned within the prestigious Boltons Conservation Area, moments from Fulham Road, Old Brompton Road and Gloucester Road Underground Station, this is a rare opportunity to acquire an exceptional turnkey home in one of South Kensington's most prestigious residential addresses.





ACCOMMODATION

Magnificent West-Facing Reception / Dining Room with Bay Window, French Doors & Private Balcony | Bespoke Marble Kitchen / Breakfast Room | Principal Bedroom with En-Suite Bathroom | Two Further Double Bedrooms | Luxury Family Bathroom | Versatile Separate Studio | Lift & Step-Free Access | Caretaker | Resident Parking | Share of Freehold

LOCATION

Set within the prestigious Boltons Conservation Area, Drayton Gardens is one of South Kensington's most sought-after residential addresses. This elegant tree-lined street is moments from the boutiques, cafés and restaurants of Fulham Road and Old Brompton Road, while Gloucester Road Underground Station provides excellent connections across London and direct access to Heathrow Airport. Combining tranquillity with exceptional convenience, it is an address synonymous with the very best of Prime Central London living.



Arrange a Private Viewing
Experience the exceptional proportions, elegant interiors and timeless appeal of this outstanding South Kensington home.

PROPERTY INFORMATION

Property Type: Flat/Apartment

Construction Materials: Brick

Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband/ Internet connection: Fttc

Mobile Signal Coverage: Please check Ofcom

Mobile Checker

Broadband speed: Please check Ofcom

Broadband Checker

Parking Arrangements: Street Parking Permit

Required

Terms

Guide Price: £2,500,000

Tenure: Share of Freehold

Lease: expires 01/01/3012

Local Authority: The Royal Borough of

Kensington & Chelsea

Service charge: £6,061.60 for the period

1st Jan '24 to 31st Dec '24

including £2,322 reserve fund

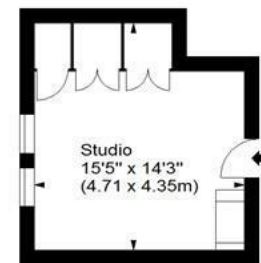
Ground rent: £100 per annum

Council Tax Band: G

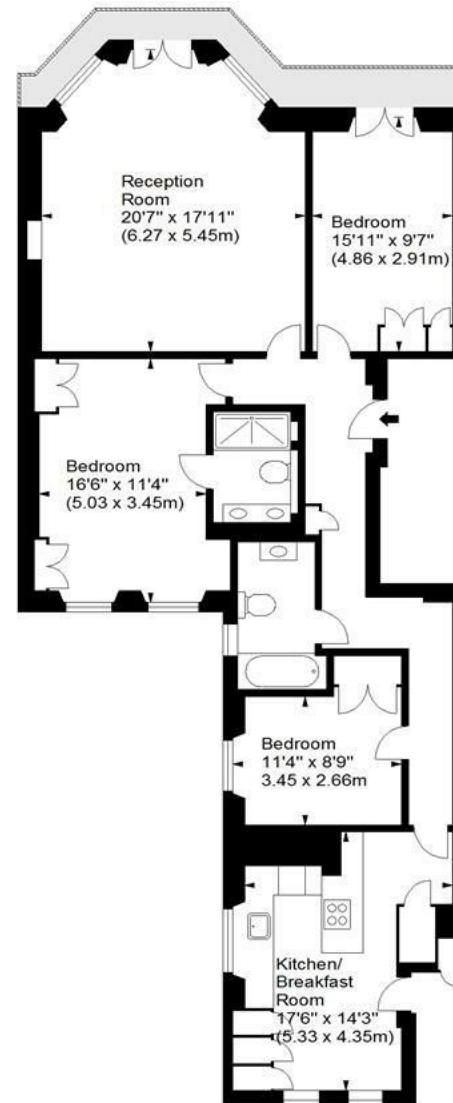
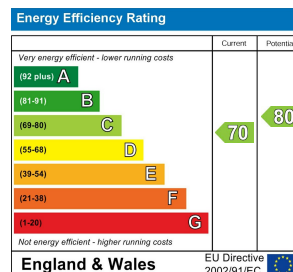
Drayton Gardens, SW10



Approx. Gross Internal Flat Area
1316 Sq Ft - 122.26 Sq M
Approx. Gross Internal Studio Area
204 Sq Ft - 18.95 Sq M
Approx. Total Area
1520 Sq Ft - 141.21 Sq M



Lower Ground Floor



First Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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FEATURES

- Approx. 1,520 sq ft of beautifully designed accommodation, including a separate studio
- Magnificent west-facing reception room with bay windows, French doors & private balcony
- Three generous double bedrooms & two luxurious bathrooms (principal en-suite)
- Versatile Separate Studio – Ideal for Home Working, Fitness, Hobbies or Additional Storage
- Beautiful marble kitchen designed for everyday living & elegant entertaining
- Lift access with step-free entrance within an immaculate red brick mansion building
- High ceilings, underfloor heating, Rako lighting & bespoke joinery throughout
- Share of Freehold with caretaker & resident parking
- Moments from the boutiques and restaurants of Fulham Road, The Boltons and Gloucester Road Underground Station.
- A rare turnkey home in one of Prime Central London's most prestigious addresses



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