



**Drayton Gardens, South Kensington, SW10 9RU** 

**Guide Price £495,000 Leasehold** 

### **Drayton Gardens**

# Introducing Drayton Gardens...











# Welcome to South Kensington...

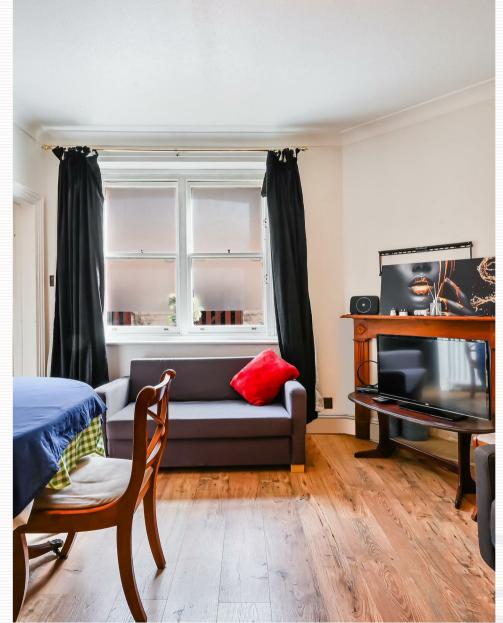
Drayton Gardens offers high-end amenities along Fulham Road and King's Road, excellent transport links via South Kensington and Gloucester Road tube stations, and easy access to green spaces like Brompton Cemetery and Hyde Park.

- Double Bedroom Apartment
- Reception Room
- Family Bathroom with Bath & Shower
- Kitchen
- Private Entrance
- Access to Communal Gardens

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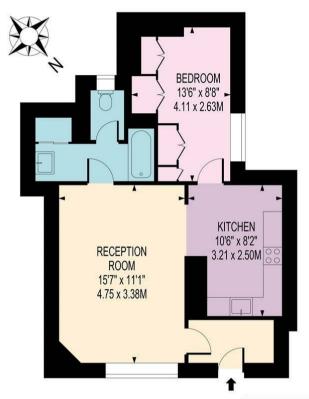






#### **DRAYTON GARDENS**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 478 SQ FT- 44.4 SQ M



#### LOWER GROUND FLOOR



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTRIBUNOS PURCHASER OR LESSEE SHOULD SATISFY THEMISELYES BY INSPECTION, SEARCHES, ENDURINES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREA, MEASUREMENTS ON GRITANCES OUTCOME APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BET THE ASSO NATION.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	Current Potenti	al
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions	Т
(92 plus) A			(92 plus) 🛕	
(81-91) B			(81-91)	
(69-80)		76	(69-80) C	
(55-68)	62		(55-68) D	
(39-54)			(39-54)	
(21-38)			(21-38)	
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Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions	
	U Direction Dire		England & Wales EU Directive 2002/91/EC	ł

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

Estate Agents
Valuers
Private office
Development Consultants
Property Consultants
Asset & Capital Management



