



CHATTERTON | REES



Flat 5, 1 Draycott Place, London, SW3 2SE

**£1,395,000**

A Third floor two bedroom lateral apartment with two bathrooms, one of which is en suite to the main bedroom and both are to the rear of the building over looking the gardens behind.

The living area is large with plenty of dining and entertaining space with a separate modern kitchen. The property has recently been fully redecorated with new bathrooms, carpeting and stunning furniture.

Sold with a long lease of circa 115 years and being only moments from Sloane Square and the Kings Road this is a very good investment for any buyer.

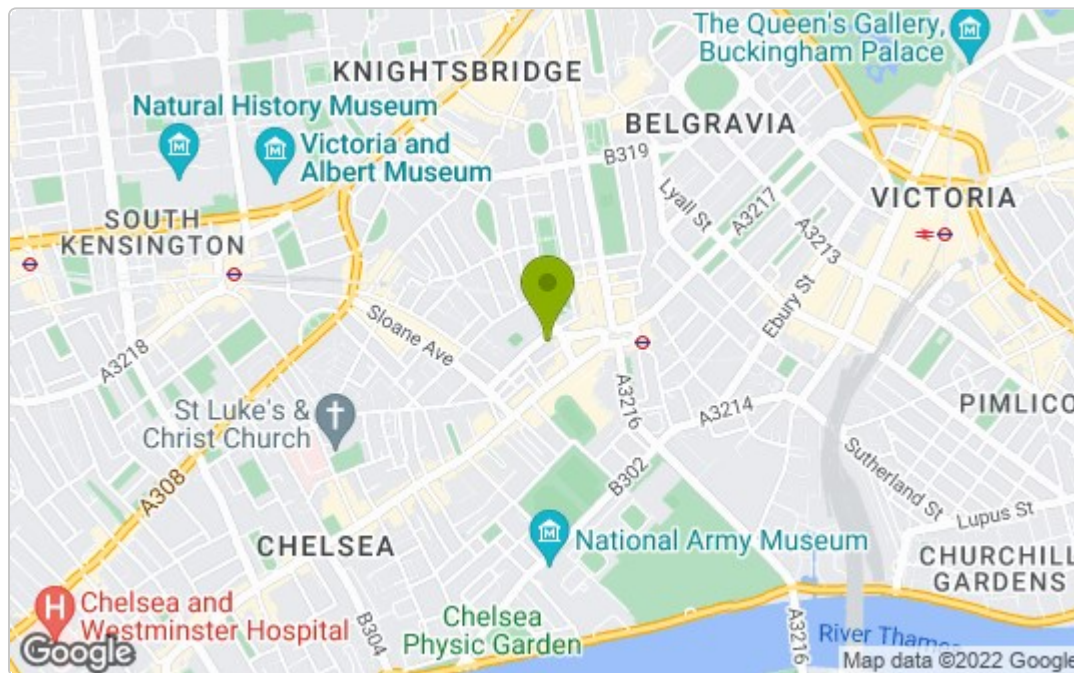


# Floor Plan

## Draycott Place



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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