



CHATTERTON | REES



98 Draycott Avenue, London, SW3 3AD  
£2,875,000









# 98 Draycott Avenue

London, SW3 3AD

- Private Roof Terrace
- 3 Bathrooms
- High Spec
- 3/4 Bedrooms
- Own Front Door
- Share of Freehold

This immaculate and newly refurbished maisonette is finished to the highest standard. Nestled on Draycott Avenue, the property is perfectly situated, benefitting from an array of local shops, popular boutiques and restaurants and world-famous museums all on your doorstep.

Comprising of three well-appointed double bedrooms, two with en-suite bathrooms and a further separate guest shower room. The property boasts an exceptional kitchen with a feature island which is grand enough to be in most country estates. The kitchen leads into the dining and living area. The living area leads out to a generous private terrace through beautiful crittall style doors, perfect for entertaining. Clever design is evident throughout this home, with ample built in storage available on every floor. The home is flooded with natural light from well placed windows throughout. The property can be used either as a 3 or 4 bedroom with or 1 or 2 reception rooms. At the rear of the property we have the 'flexi room' it is configured as a study but could be used as a bedroom.

Draycott Avenue is conveniently located to transport with South Kensington Station (Circle, District and Piccadilly lines) within a 5 minute walk and Sloane Square Station (Circle and District lines) within a 10 minute walk.

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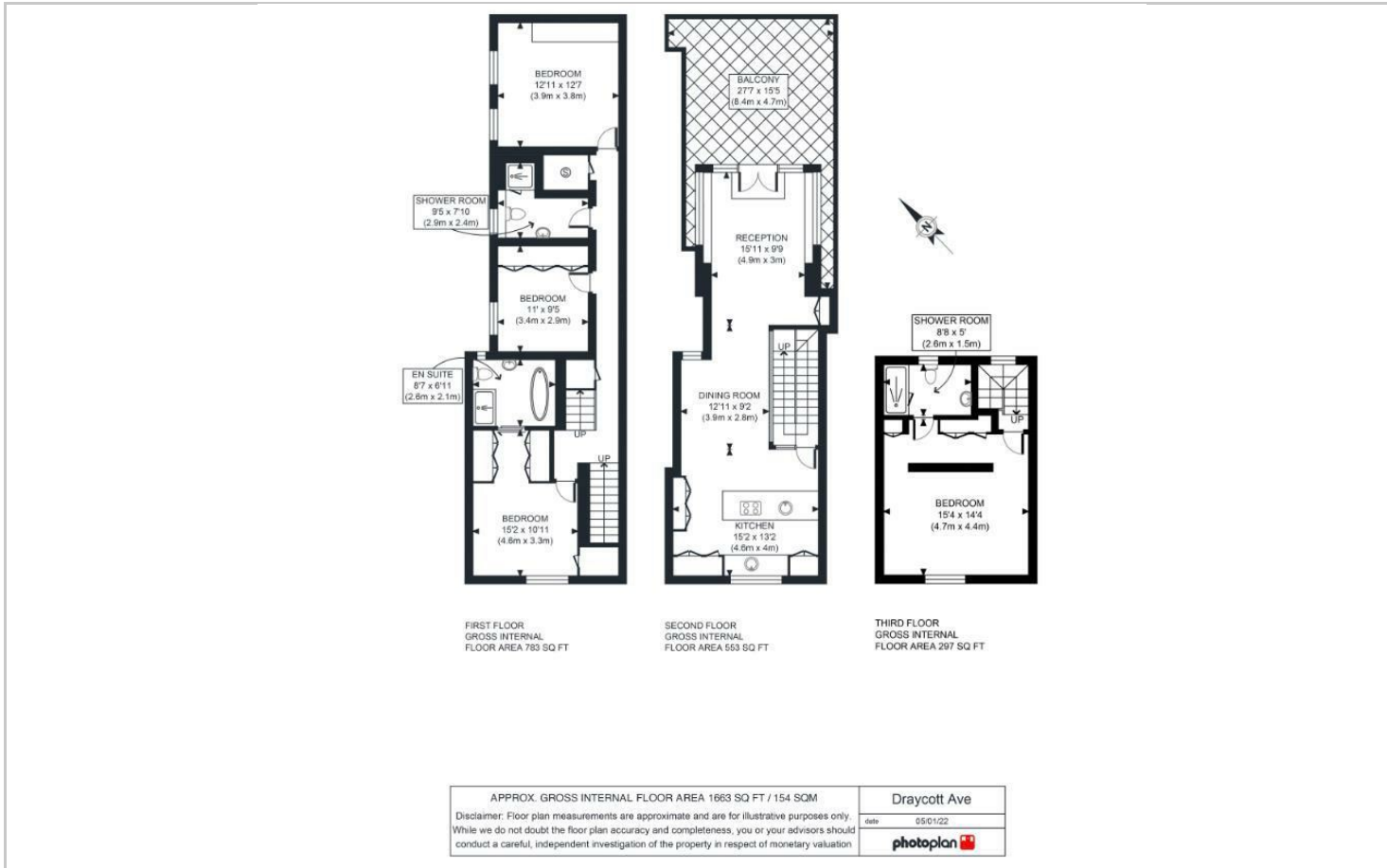




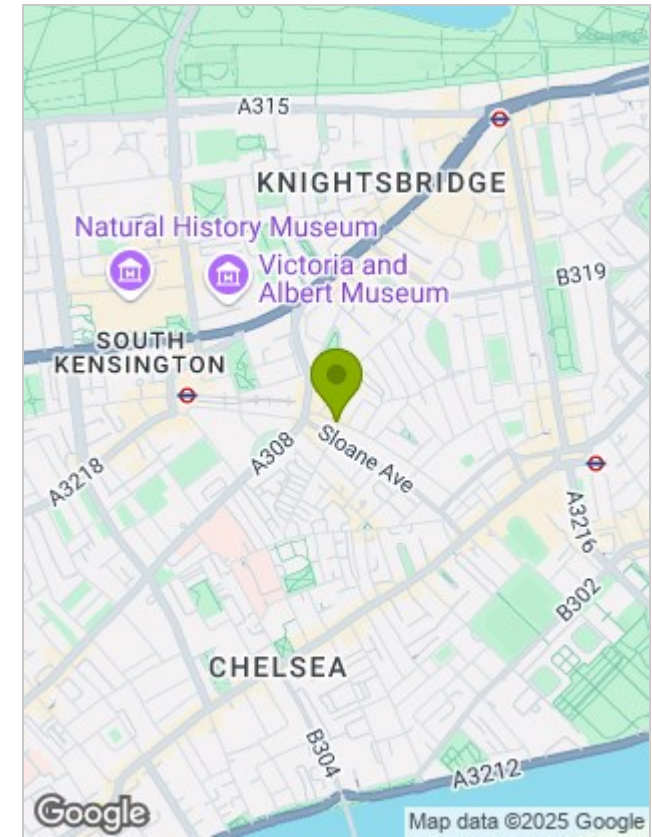




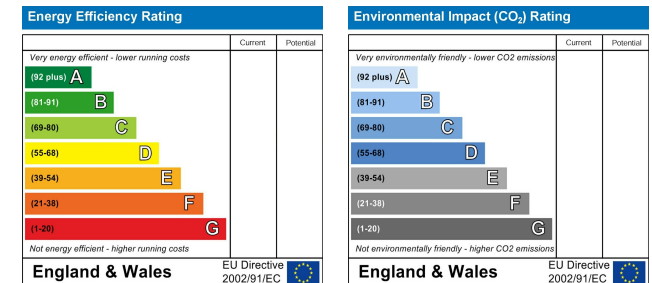
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.