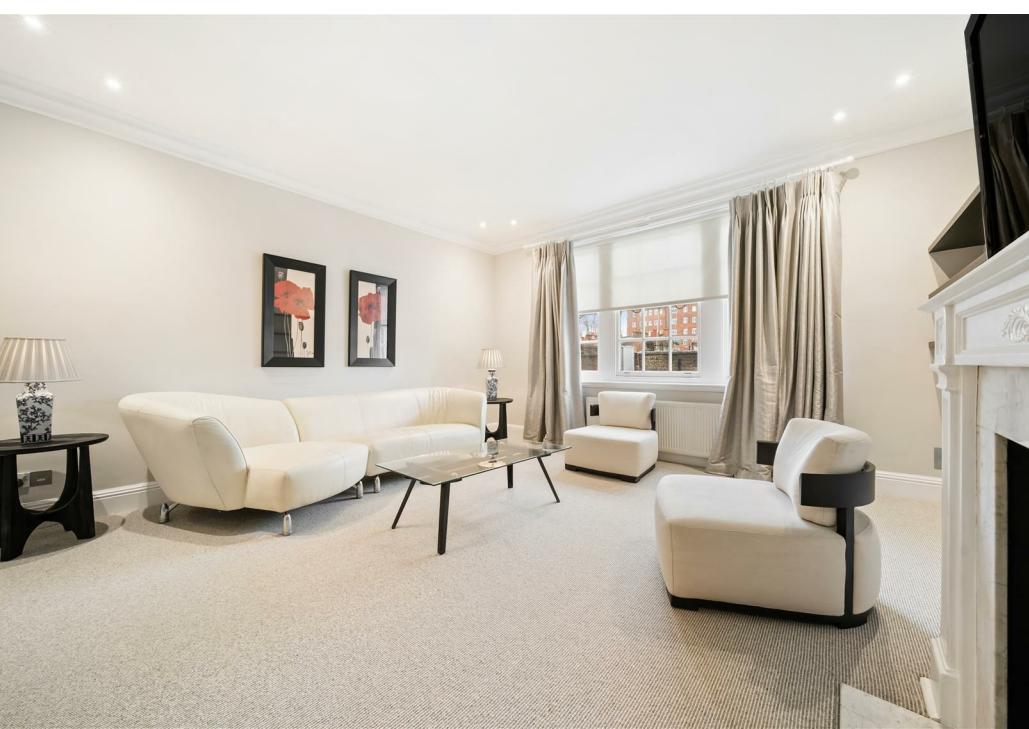


FLAT D, 57 DRAYCOTT PLACE, LONDON, SW3 3DB

£3,250 PER MONTH

COUNCIL TAX BAND: G

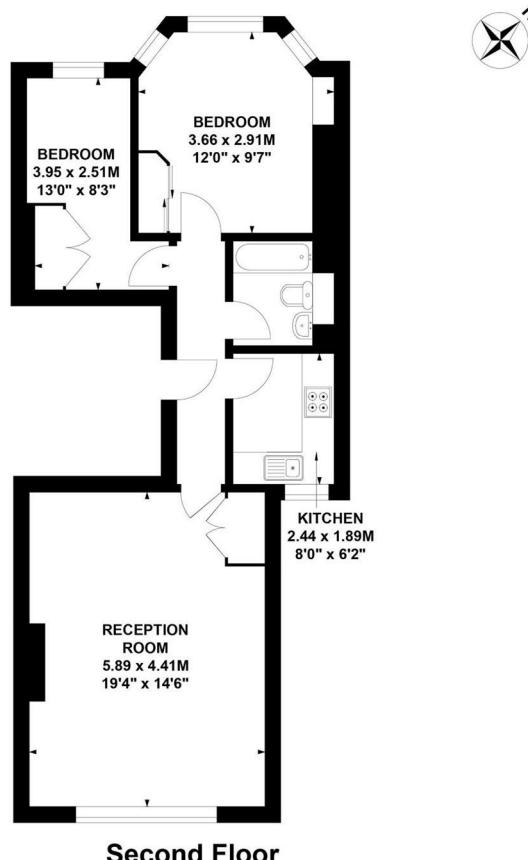
TRISPENS



A MODERN TWO BEDROOM PROPERTY SET ON THE SECOND FLOOR OF THIS HANDSOME VICTORIAN BUILDING ON THE POPULAR DRAYCOTT PLACE IN THE VERY HEART OF SW3. THE PROPERTY COMPRISSES OF A GENEROUSLY SIZED SOUTH FACING RECEPTION ROOM, MODERN KITCHEN, MODERN BATHROOM A GOOD SIZE DOUBLE BEDROOM WITH FITTED STORAGE AND A SMALLER SINGLE BEDROOM ALSO WITH FITTED WARDROBES. DRAYCOTT PLACE IS EXCELLENTLY LOCATED ONLY MOMENTS FROM THE KINGS ROAD, SLOANE SQUARE AND SOUTH KENSINGTON.

## Draycott Place, SW3

Approximate gross internal area  
62 sq m / 666 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TIM LAWLER 35 EMMANUEL ROAD  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	