







About the property

Nestled on the peaceful cul-de-sac of Drayton Grove, is this delightful one-bedroom garden flat that encapsulates the perfect blend of original character and modern living. Set within a beautiful period property, this enchanting home offers an extended lease on completion that will catch the eye of discerning first-time buyers and those looking to downsize without compromising on style and comfort.

The flat spans a generous 612 square feet, providing a spacious and welcoming atmosphere bathed in an abundance of natural light. Its interior retains the original charm that so often eludes modern properties, yet it's equipped with all the amenities required for contemporary life.

Stepping outside, the sun-kissed private garden invites you to enjoy peaceful moments in a quiet cul-de-sac setting. It's the ideal retreat for those who appreciate tranquillity and outdoor space without leaving the convenience of the city.



Key features

- Beautiful Period Property
- Leasehold with a 90-year lease extension to be granted on completion
- Fantastic Transport Links
- Sunny Private Garden
- Quiet Cul-De-Sac
- Original Charm & Character
- Residents Permit Parking
- Abundance of Natural Light
- Virtual staging used on some images
- Buyer information pack available on request

Material information

- Tenure - **Leasehold**
- Council Tax - **Band C**
- Guide Price - **£400,000**
- Lease Start Date - **29/09/1984**
- Lease Duration - **189 years**
- Lease Years Remaining - **149 years**



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Drayton Grove, W13
 Approximate Gross Internal Area
 56.82 SQ.M / 612 SQ.FT

KEY: CH = Ceiling Height
 [Restricted Head Height]

Illustration for identification purposes only. Not to scale.



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		
	69	74

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	71	77