

DRAYSON MEWS
KENSINGTON W.8



Drayson Mews is set within a charming Kensington conservation area and backs onto St Mary Abbot Gardens, a peaceful haven with seating and the parish church of St Mary Abbot



Drayson Mews boasts one of London's long established primary addresses

This select development enjoys a charming setting within one of the Royal Borough of Kensington & Chelsea's Conservation Areas. There are 35 such areas, selected for their architectural or historic interest. Drayson Mews backs onto St Mary Abbot Gardens, a peaceful haven with seating and the parish church of St Mary Abbot.

Kensington lies to the south of Notting Hill and to the north of Chelsea. It has been favoured by the British monarchy since 1689, when William III purchased a house here to escape the smoke and dirt of London. Even today the area retains an unfair share of London's green space, with Kensington Gardens a few minutes' walk from Drayson Mews and Hyde Park slightly further on.

Drayson Mews is perfectly positioned with nearby Kensington High Street Underground station (Circle and District lines), and frequent buses providing easy access to all parts of the capital. There are good road links to the A4/M4 leading out of London to the west.



Quality shopping begins only about 100 yards away on Kensington High Street.

Both stylish and functional, it offers Waitrose, Marks & Spencer and the largest London branch of Whole Foods Market, the natural and organic retailers, as well as restaurants, banks and other service providers. This is at times a less crowded alternative to the West End for familiar names such as Jaeger, Karen Millen, Rohan, Massimo Dutti, Russell & Bromley and Jigsaw. For the most prestigious labels, Harrods, Harvey Nichols and many individual designer outlets are to be found in neighbouring Knightsbridge.

While the theatres of the West End, and the major art galleries and museums, are all a short taxi, tube or bus ride away, this Borough has some lesser-known gems, being the home of some of the UK's most famous antique dealers and include Leighton House Museum, the studio-house of the artist Frederic, Lord Leighton, recognised as the UK's best surviving example of a late Victorian middle-class home. A visit is a treat for William Morris enthusiasts. Another notable property is No 18 Stafford Terrace, a remarkably preserved Victorian time capsule.

There is also a rich local cultural scene. Opera Holland Park is a beautiful theatre space hosting frequent operas and screening classic films in the capital's only pop-up cinema, The Luna. Kensington & Chelsea's libraries frequently welcome talks by well-known authors, journalists and historians.

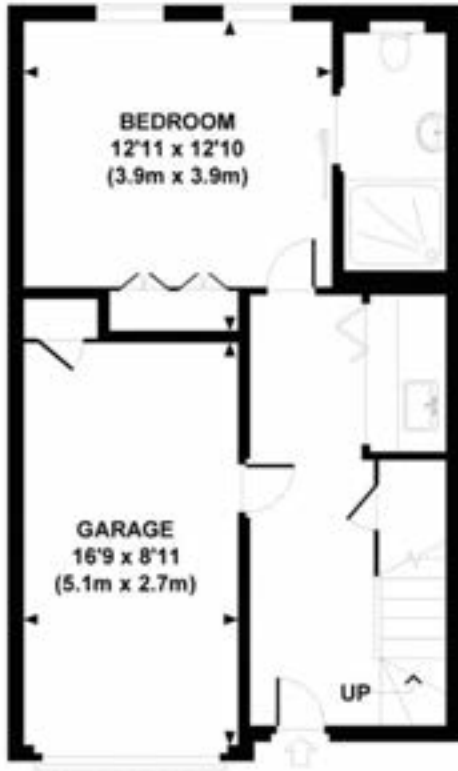
Convenient members-only health clubs include Virgin Active, a short walk away in Old Court Place, and David Lloyd on Cromwell Road. The world-class Harbour Club, with its luxury spa, tennis courts and much more, is in Chelsea.





29 Drayson Mews

1397 sq.ft (130 sq.m.)



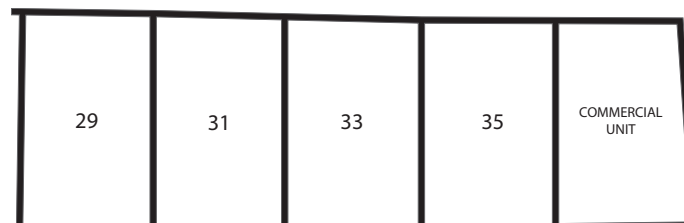
GROUND FLOOR



FIRST FLOOR

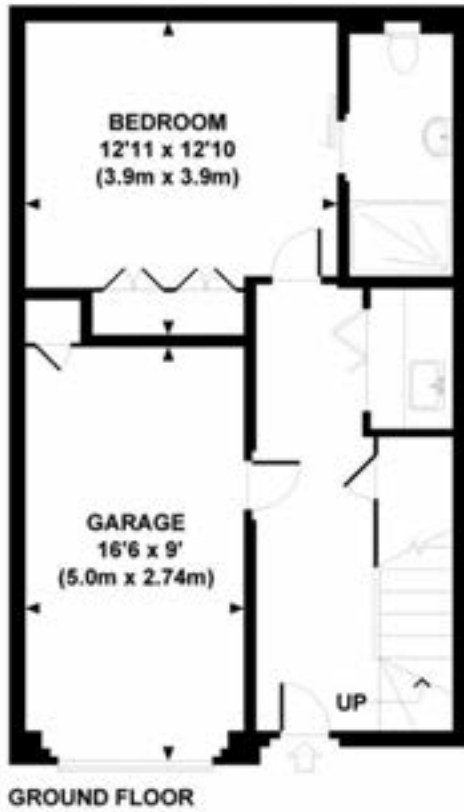


SECOND FLOOR



31 Drayson Mews

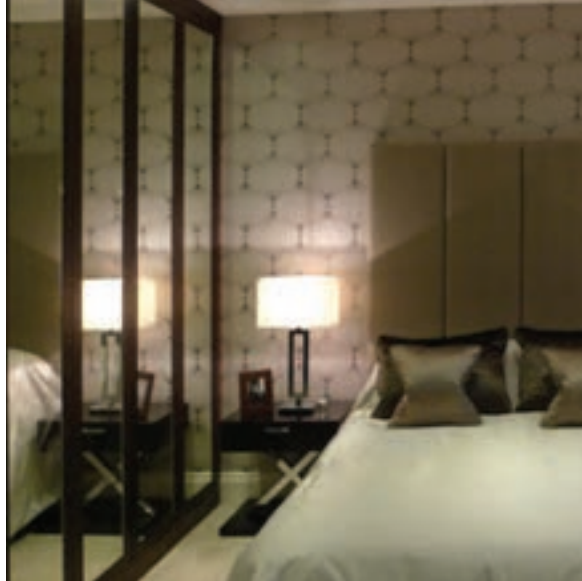
1400 sq.ft (130 sq.m.)



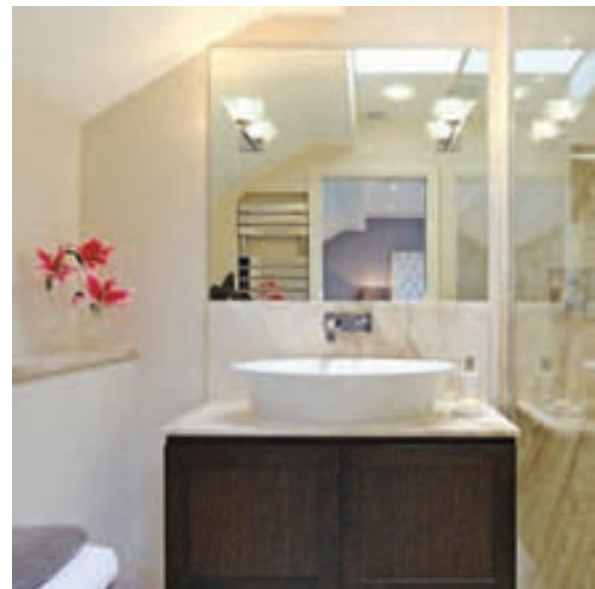
The London Borough of Kensington

**DRAYSON
MEWS. W.8.**





Drayson Mews boasts an exceptional specification as standard with solid wood flooring and a fully fitted kitchen



The finer details

INTERNAL FINISHES

HAND CRAFTED OAK VENEER INTERNAL DOORS.

MOLEANES HONED MARBLE FLOORING TO ENTRANCE HALL AND GARAGE.

CLASSIC STYLE SKIRTING AND ARCHITRAVES.

WALNUT HARDWOOD FLOOR TO LOUNGE AND KITCHEN/DINING AREA.

WEST END SUPREME CARPETS TO BEDROOM ONE AND TWO AND THE STAIRCASES.

HAND CRAFTED WALNUT SURROUND MIRRORED WARDROBES WITH LED LIGHTING TO BEDROOMS ONE AND TWO.

SILENT GLISS ELECTRICALLY OPERATED BLINDS TO THE LOUNGE AND KITCHEN WINDOWS AND TO BEDROOM ONE.

GAS CVO RIBBON FIRE WITH A BLACK GRANITE BASE AND FRAME TO THE LOUNGE.

DARK OAK HARDWOOD STAIRCASE WITH PAINTED SPINDLES.

DARK WOOD HANDMADE BOOK CASES TO LOUNGE.

EXTERNAL FINISHES

BLACK TIMBER COMPOSITE FRONT DOOR.

INTEGRAL GARAGE WITH A BUCKINGHAM COACH HOUSE STYLE GARAGE DOOR WITH A MARIANI OAK VENEER HANDMADE PERSONNEL DOOR.

WHITE TIMBER PAINTED DOUBLE GLAZED WINDOWS.

KITCHENS

COTTURA DESIGN ALNO ART HIGH GLOSS WHITE KITCHEN UNITS.

MIELE STAINLESS STEEL APPLIANCES INCLUDING INDUCTION HOB, SINGLE OVEN AND MICROWAVE.

SIEMENS INTEGRATED FRIDGE/FREEZER AND DISHWASHER.

NEW IMAGE STONE SILESTONE WORKTOP WITH UPSTANDS AND UNDER MOUNTED SINK.

LED PLINTH AND PELMET STRIP LIGHTING.

UTILITY ROOM

SEMI INTEGRATED MIELE WASHING MACHINE WITH SEPARATE TUMBLE DRYER CONCEALED BY MARIANI OAK VENEER HANDMADE BI FOLD DOORS.

SILESTONE WORKTOP WITH SINK AND DRAINER.

MOLEANES HONED MARBLE FLOORING.

EN-SUITES

FULLY FITTED BATHROOMS WITH DURAVIT STARCK WHITE PORCELAIN SANITARYWARE WITH GROHE TAPS AND FITTINGS.

DARK HARDWOOD VANITY UNITS WITH MIRRORS ABOVE.

CHROME HEATED TOWEL RAILS.

NATURAL STONE - PERLATO OLYMPO POLISHED TO EN-SUITE ONE WALLS AND FLOOR.

NATURAL STONE - CARRARA POLISHED TO EN-SUITE TWO WALLS AND FLOOR.

ELECTRICAL, SAFETY AND LIGHTING SYSTEM

'CONTROL 4' AND 'RAKO' SMART HOME TECHNOLOGY OFFERING TOUCHSCREEN AND IPAD/IPHONE CONTROL OF AUDIO AND VISUAL ENTERTAINMENT, LIGHTING AND BLIND CONTROL AND AUDIO/VIDEO DOOR ENTRY.

5.1 SURROUND SOUND HOME CINEMA SOLUTION TO LIVING ROOM WITH BLU-RAY, APPLE TV AND SATELLITE CHANNELS.

HIGH DEFINITION VIDEO DISTRIBUTION TO LIVING ROOM AND MASTER BEDROOM.

MULTI ROOM MUSIC VIA DISCREET IN-CEILING SPEAKERS OFFERING DIGITAL RADIO, 1TB MUSIC STORAGE AND 'RHAPSODY' STREAMING IN 4 INDIVIDUAL ZONES.

PLASMA TV TO LOUNGE.

AIR CONDITIONING TO BEDROOM ONE AND THE FIRST FLOOR.

ELDON MATT WHITE LED DOWNLIGHTERS TO BEDROOMS, BATHROOMS, KITCHEN / LOUNGE HALLWAY.

CONTEMPORARY THIN PLATE POLISHED CHROME SOCKETS AND SWITCHES THROUGHOUT.

POWER AND LIGHTING TO THE GARAGE WITH A WATER TAP.

HEATING SYSTEM

FULLY SEALED HEATING SYSTEM COMPLETE WITH THERMOSTATICALLY CONTROLLED RADIATORS TO ALL ROOMS WITH

THE ADDITION OF UNDER FLOOR HEATING.

SAFETY AND PEACE OF MIND

FIRE ALARM SPRINKLER SYSTEM.

10 YEAR BLP WARRANTY.

The London Borough of Kensington

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in association with

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