

# THE DRAYCOTT

— Sloane Square —

Apartment 5 / 10

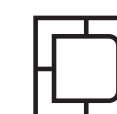




## The Draycott Collection

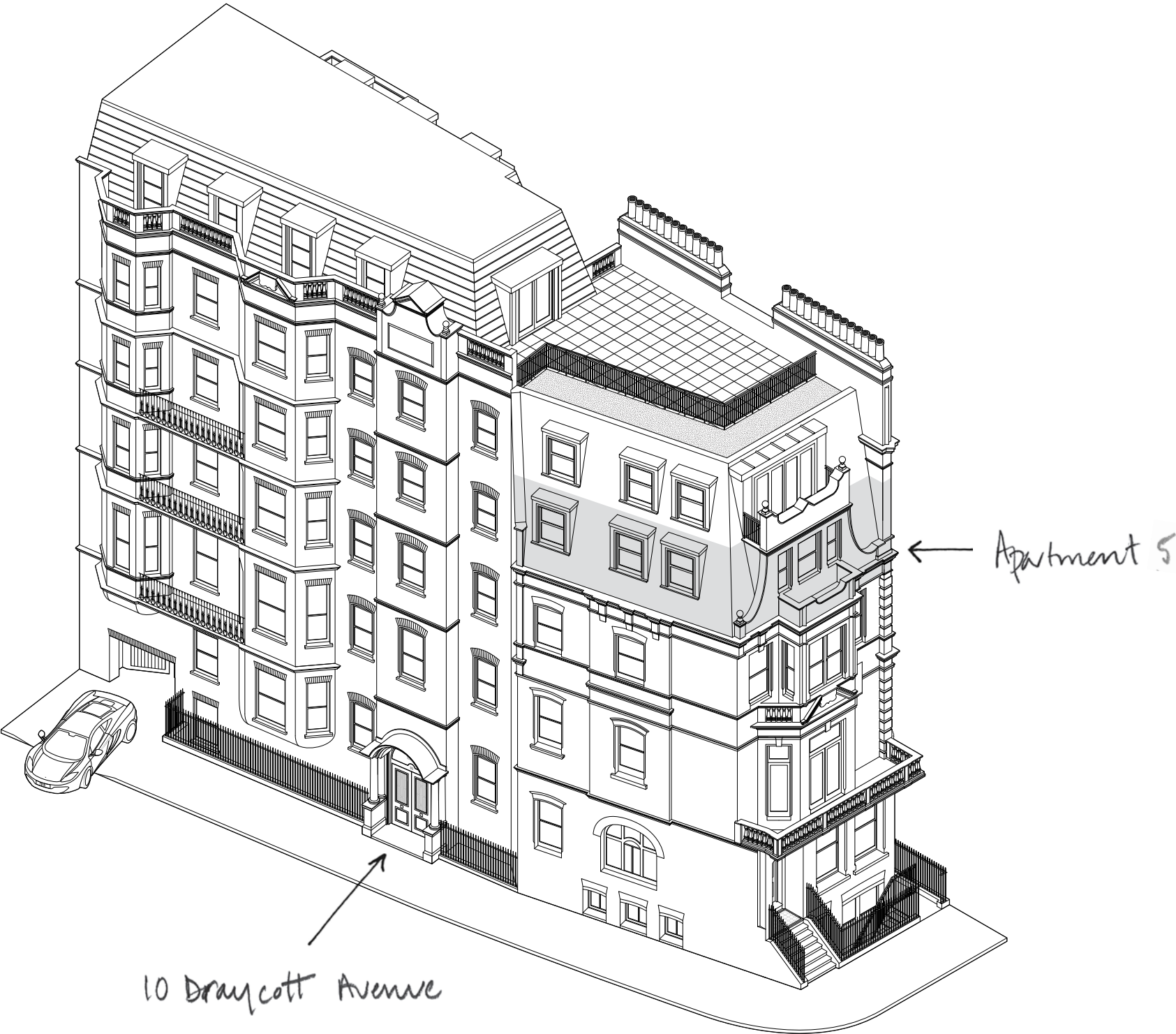
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The Draycott is a revival collection of limited edition apartments situated within two minutes of London's iconic Sloane Square. The imposing façade of this Dutch-inspired 19th century corner building disguises an all new interior structure comprising ten individually designed, purpose-built residences.



The Draycott  
Apartment Five

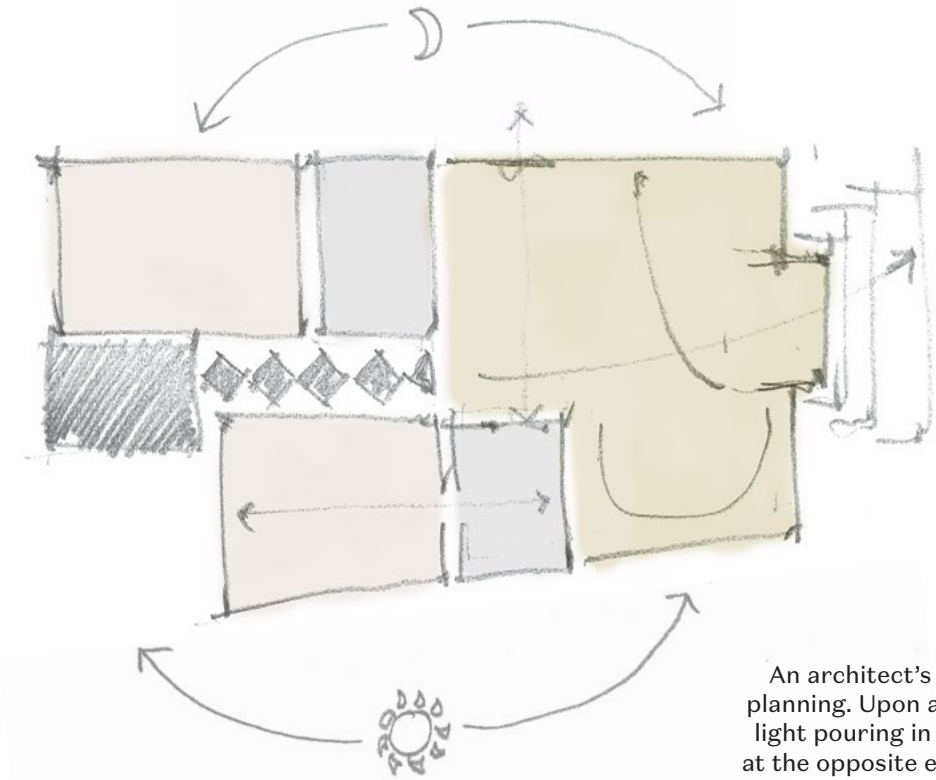
A beautiful two-bedroom apartment tucked away within the historic core of The Draycott.



The Draycott  
Story

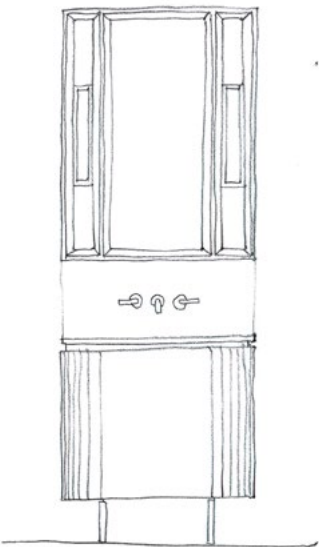
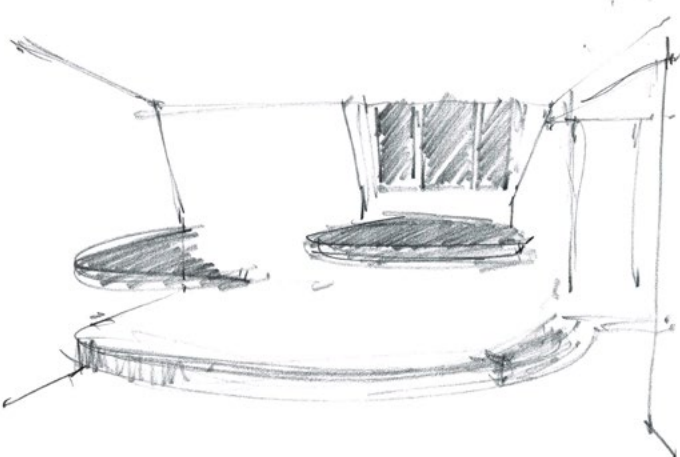
Hans Sloane, after whom Sloane Square is named, was an 18th century physician whose extensive collection of artefacts from around the world formed the foundation of the British Museum. The art of collecting has appropriately inspired the design and concept scheme for The Draycott.

While the building has itself a familiar Sloane Square prominence, the interior fabric has been stripped away, subtly replaced with an all-new structure that reinterprets the key traditional principles, while at the same time introduces a new interplay of classical and contemporary design styles.



An architect's sketch to illustrate the space planning. Upon arriving, one is greeted with the light pouring in from the beautiful bay window at the opposite end of the space. The apartment makes good use of the south light with a vista to Coulson Street and the Kings Road beyond.

Raised dining area with indicative leather upholstered window seating.



Walnut veneer vanity units and wall-mounted mirrored medicine cabinets with satin brass trim and legs.

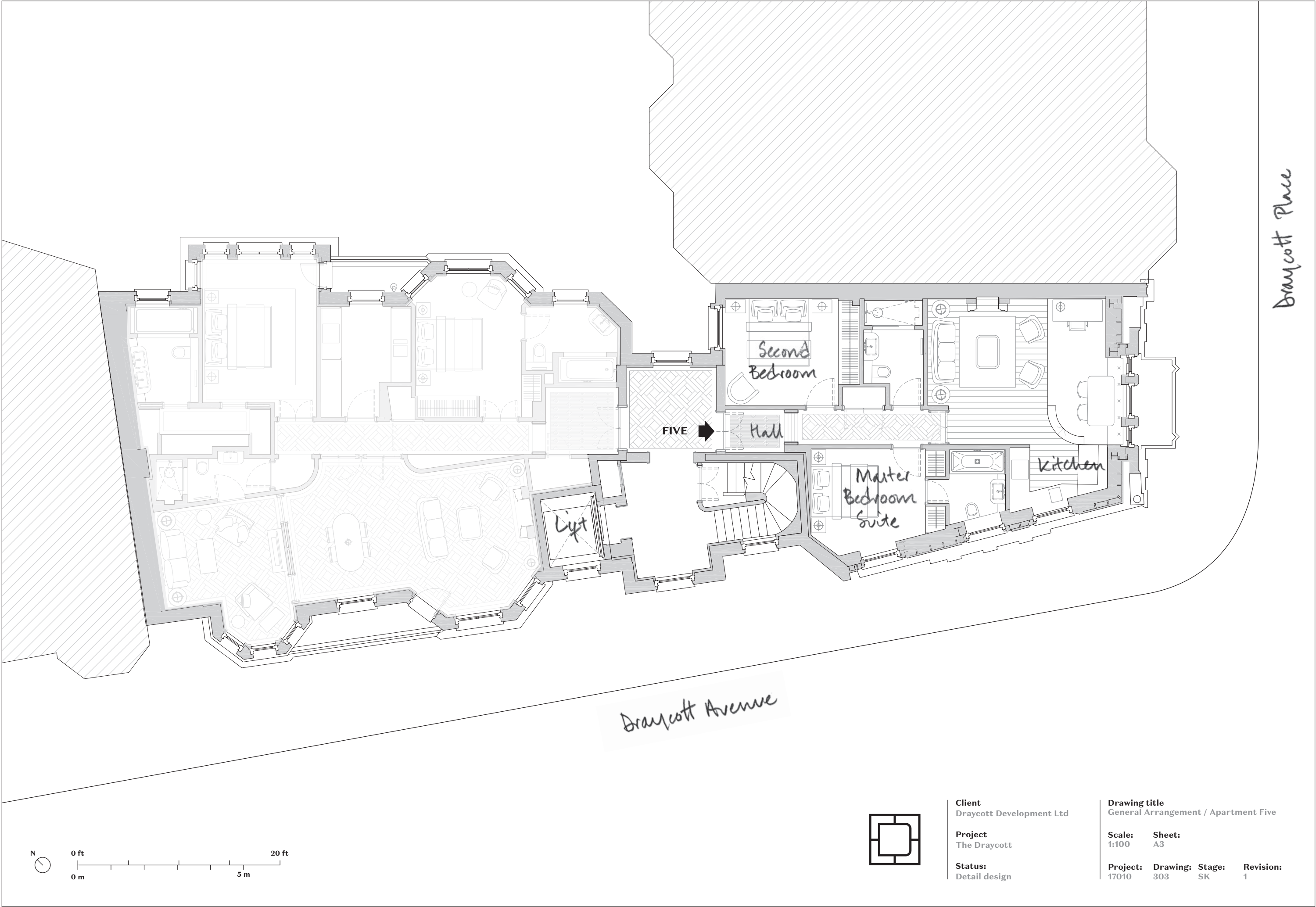


# The Draycott Apartment Five

A well-proportioned two bedroom apartment  
efficiently designed for informal open-plan living.

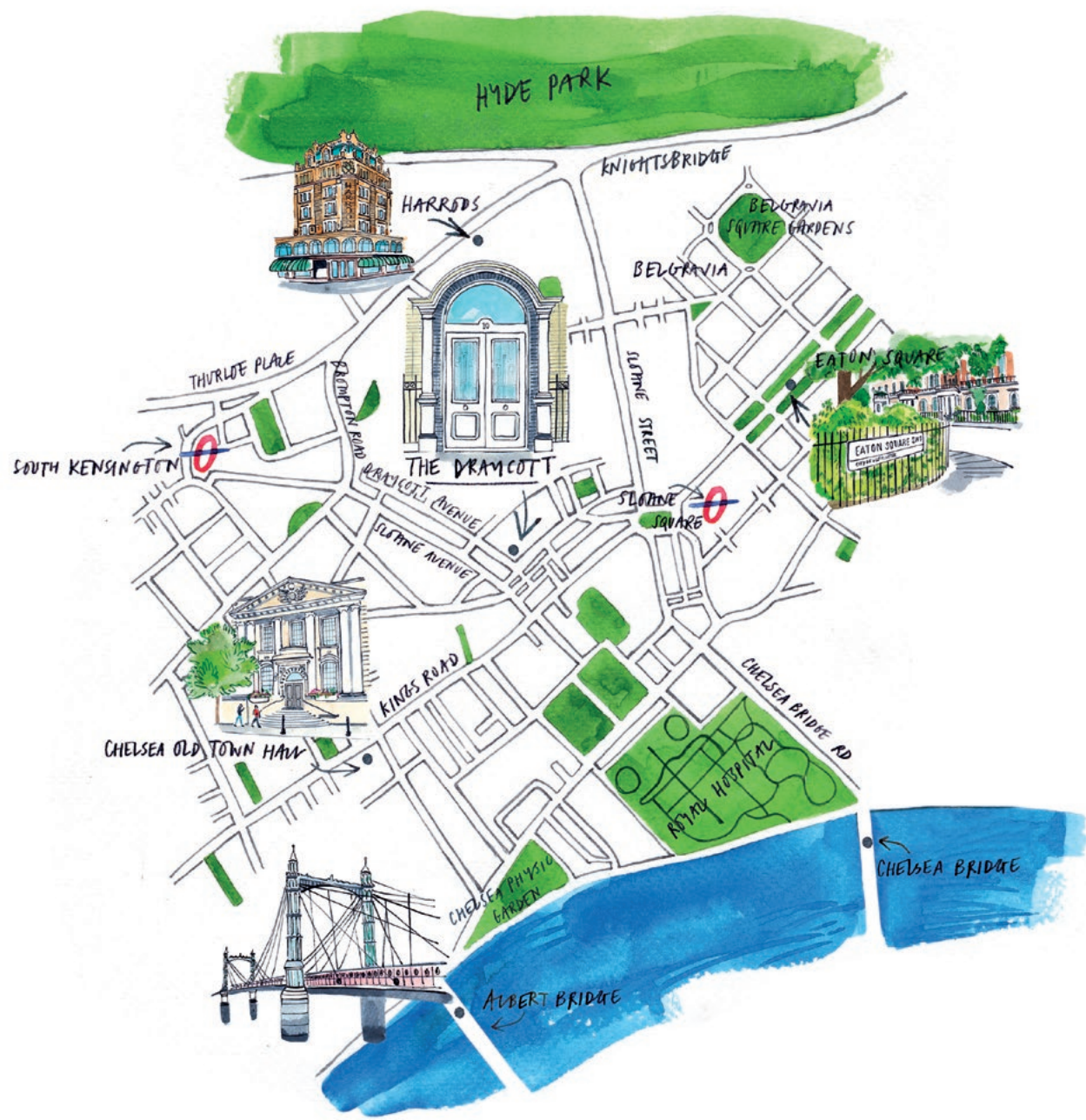
### THIRD FLOOR

Room	m	ft	Ceiling height
Main reception / dining / kitchen	6.4 × 5.8	21 × 19	2.5m / 8.3 ft
Master bedroom	4.2 × 3.2	14 × 11	2.5m / 8.3 ft
Bedroom two	4.0 × 3.2	13 × 11	2.6m / 8.5 ft
Net saleable area	74 sq m	797 sq ft	





The Draycott  
Location



Since the early 18th century, Chelsea has been an enclave of distinctive character and charm, attracting people from the worlds of art, music, fashion and theatre. Chelsea also gave London the legendary Arts Club – a place to socialise and escape.



The Draycott  
Specification

The Draycott is a limited edition halo scheme of bespoke apartments, each of an individual specification. Designed to blend the best of, hand-crafted by a wide-range of UK suppliers.

MAIN ENTRANCE HALL

- Imposing double main entrance doors of glazed and etched upper panels
- Cloistered main lobby with double-height galleried staircase
- Tundra Grey and Grigio Billiemi Italian marble bespoke hand-carved mosaic floor
- Button backed pullman alcove seating for visitor reception area
- Fully integrated concierge desk with monitoring systems for access control and CCTV

LIFT AND CAR PARK

- One passenger lift fom basement parking to the penthouse level
- Underground car spaces, managed by the concierge
- Restriction on RBKC resident permits

SECURITY

- Concierge and porter service with CCTV
- Small power and telephone points provided for the installation of intruder alarm systems
- Smoke and heat detectors for independent alarm activation
- Multi-point locking to apartment entrance double doors
- Monitored access control system with individual video entry control to each apartment

TENURE & MANAGEMENT

- Share of Freehold
- 10 year ICW building defects liability warranty
- Estate management by JPW Management
- Porterage and concierge service by The Draycott Hotel

APARTMENT FINISHES

- The Draycott apartment double entrance doors of panelled ash and birch veneers
- White powder-coated internal doors with birch tabu veneered inlays fitted with bronze and leather ironmongery
- Hand-carved Rainforest Green feature fireplace with Bianco Neve stone hearth
- The Draycott Tundra Grey and Grigio Billiemi marble entrance floor. Fumed oak random plank and Versailles pattern flooring
- Bespoke fitted walnut and birch wardrobes and joinery, with integrated internal lighting
- Fibrous cornicing and applied mouldings for panelled effect to main reception
- Herringbone pattern upholstered walling

BATHROOMS

- Landmark lacquered urban brass fittings by Samuel Heath. White sanitaryware by Duravit and Villeroy & Boch
- Wall-mounted WCs with soft close seats and concealed cisterns
- Timer-controlled heated wall-mounted towel rails
- Shutters to master bathroom window
- Master ensuite with Fior de Pesco light marble flooring, vanity tops and splashbacks
- Master ensuite walnut veneer vanity unit with bespoke wall-hung brass mirrored medicine cabinet
- Second bathroom of Grigio Billiemi slab marble with Tundra Grey borders, walnut veneer vanity unit and wall-mounted mirrored medicine cabinet with satin brass trim and legs
- Wired for total WCs

KITCHEN

- Bespoke hand-crafted ash veneered kitchen
- Fior de Bosco splashback and worktop, incorporating a stainless steel sink
- Miele integrated appliances, with integrated stainless steel extractor
- Hakwood plank flooring with bronze kick plate and lighting
- Separate utility cupboard plumbed for a washer/dryer

MECHANICAL INSTALLATION

- Underfloor thermostatically controlled heating to hallways, reception rooms and bedrooms
- Panel-controlled comfort cooling to reception room and master bedroom
- Communal heating and hot water supplied from The Draycott central plant system

ELECTRICAL INSTALLATION

- LED lighting system with programmable scene-setting
- Control Four for video entry and integrated audio/visual systems
- Star wired TV and TEL points to all reception rooms and bedrooms
- Master bedroom windows pre-wired for electric blinds
- Wired for audio to owner's preferred audio/visual equipment, also pre-wired for Bang & Olufsen multi-room system



# The Draycott Team

The Draycott brings together a highly-acclaimed and skilled team of developers, designers, professional consultants and trade contractors, each with a passion for creating exciting, high-impact spaces in which to live.

## A DEVELOPMENT BY

CAL

### CHEPSTOW ADVISORY LTD

CAL was founded by Annabel Cochrane in 2016 as a property advisory business. CAL uses its extensive network of contacts to identify special opportunities, curates the design concepts and thereafter provides development management services for generating enhanced returns.

## ARCHITECTURE

B3R

### B3R

B3R is an architectural practice dedicated to a design-led process, rather than process-led design. This is backed by the belief that both client and artefact are best served when the architect responsible for the initial design remains with the project for its duration; guiding the design from conception to completion.

## INTERIOR DESIGN

1508  
L O N D O N

### 1508 LONDON

1508 is a London-based design studio that creates exceptional residences and interior spaces. Their designs are not formulaic or style driven, but derived from measured principles and inspired by history, geography and the vernacular of the architecture – and therein lies their point of difference.

## CONTACT



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