



THE DRAYCOTT

— Sloane Square —

Apartment 6 / 10



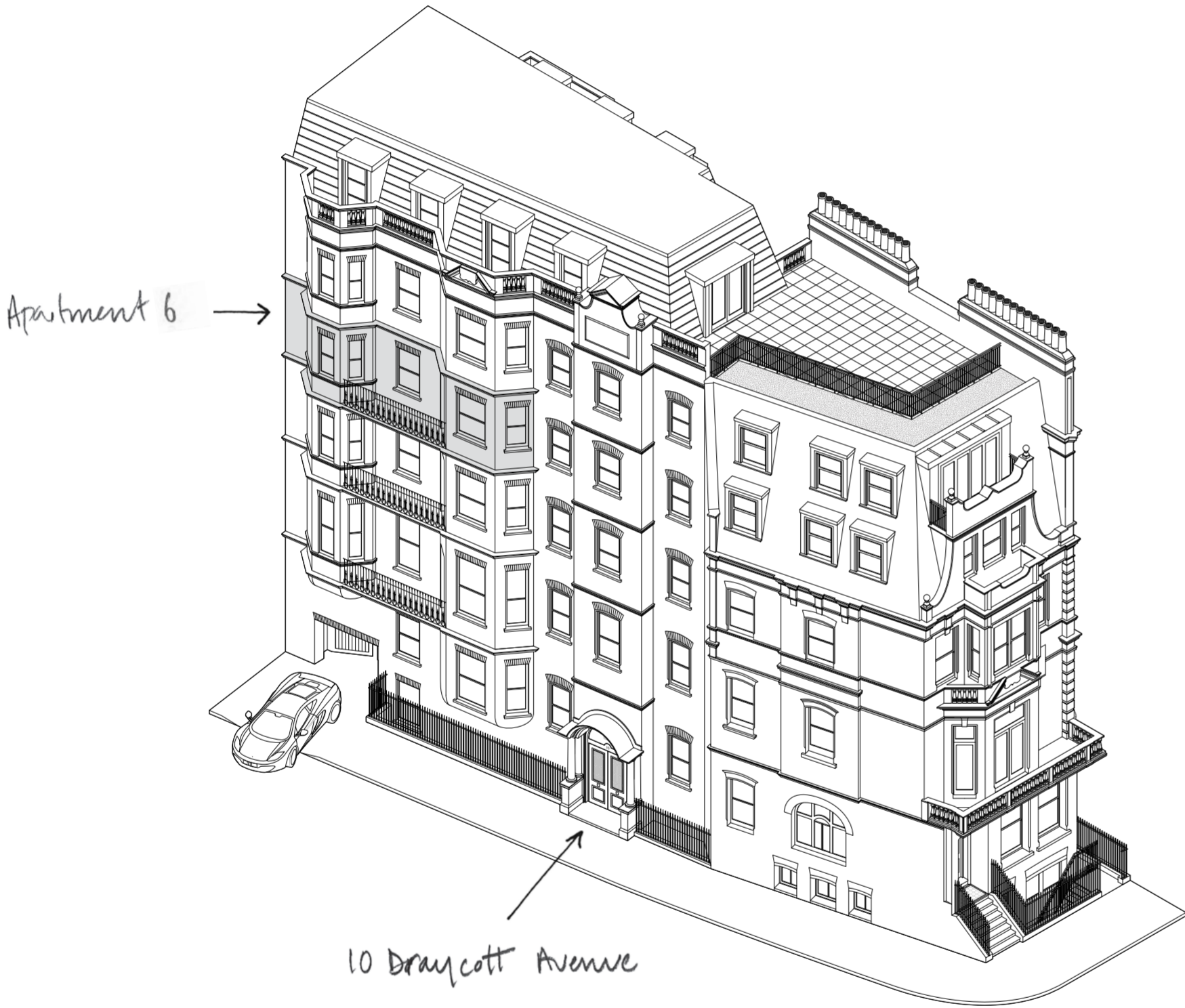
The Draycott Collection

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 Six

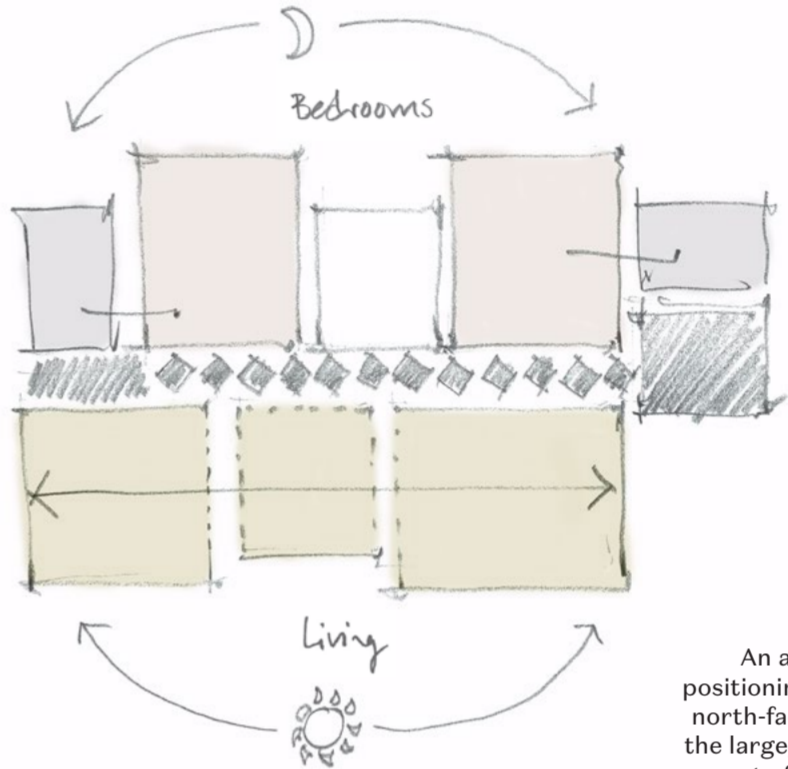
A flexibly designed apartment with a magnificent open-plan living space.



The Draycott Story

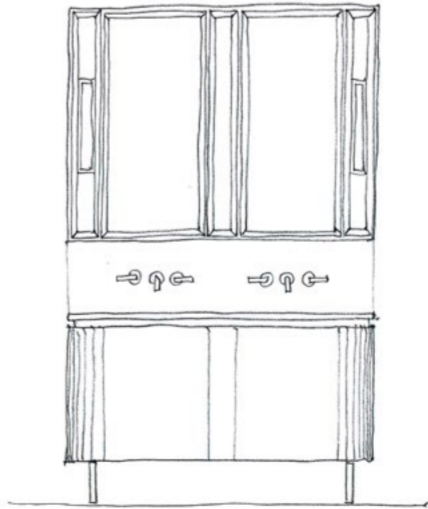
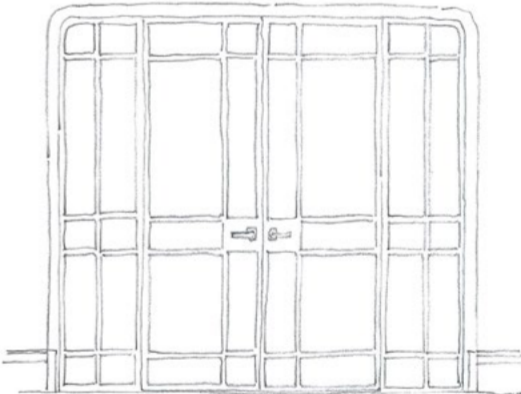
Hans Sloane, after whom Sloane Square is named, was an 18th century physician whose extensive collection of artefacts from around the world formed the foundation of the British Museum. The art of collecting has appropriately inspired the design and concept scheme for The Draycott.

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 show the positioning of the bedrooms on the quieter, north-facing side of the apartment, whilst the large, open-plan living space makes the most of the bright, south-facing aspect.

Bronzed metal and glass screens affording borrowed light to internal spaces.



Walnut veneer vanity unit and wall-mounted mirrored medicine cabinet with satin brass trim and legs.

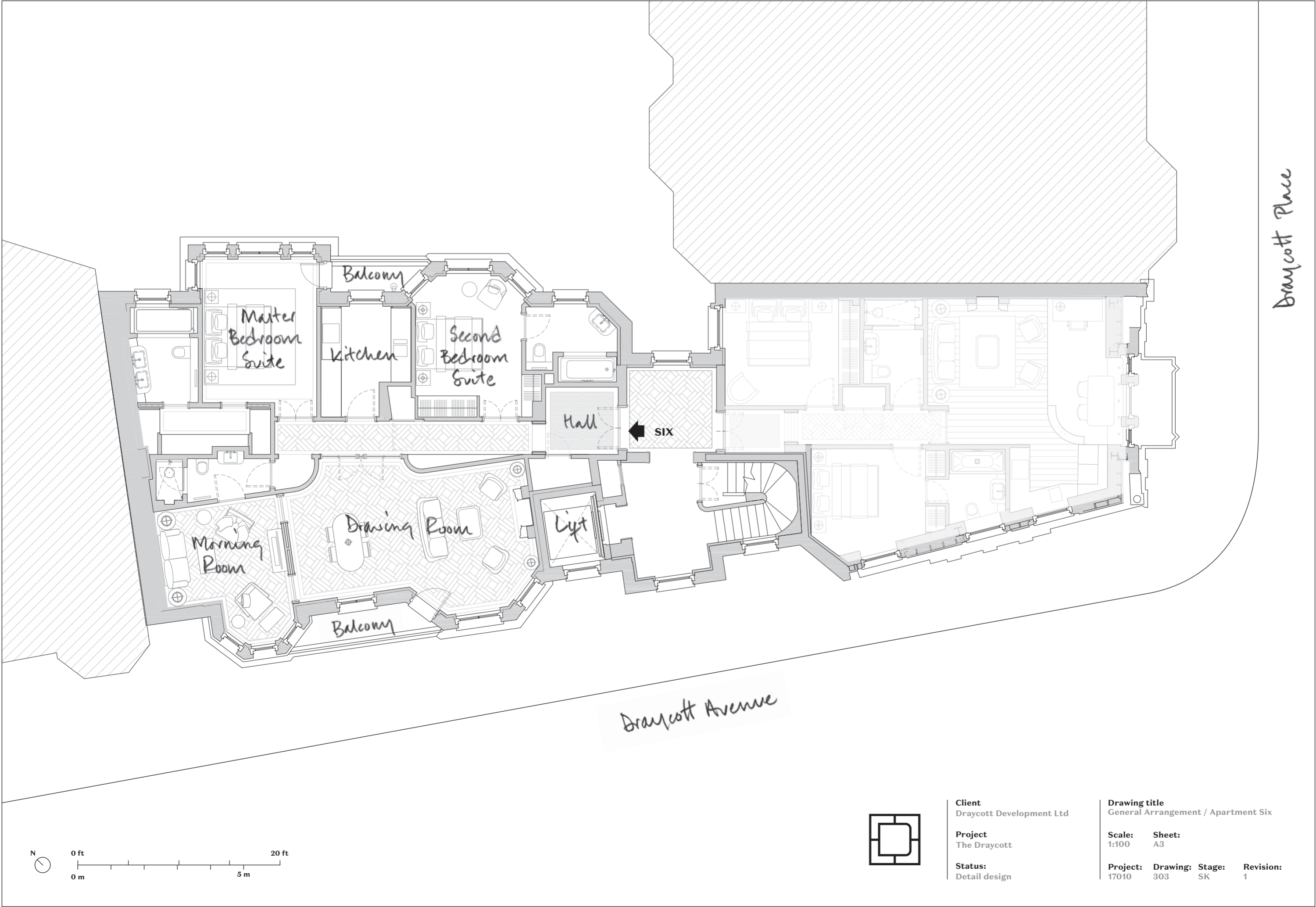


The Draycott Apartment Six

A bright lateral style apartment with an open-plan double reception room, two bedroom suites and a third snug/bedroom.

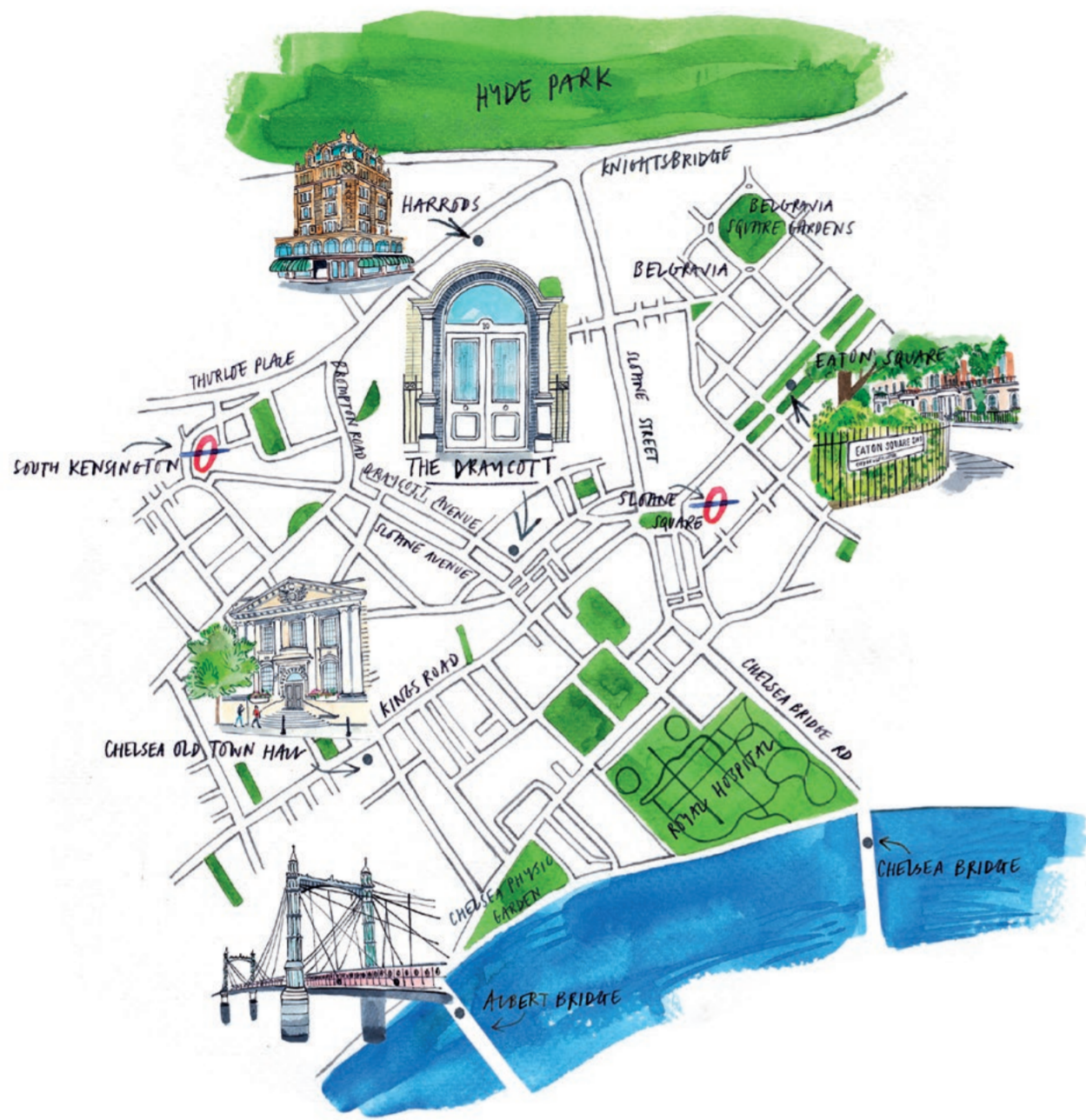
THIRD FLOOR

Room	m	ft	Ceiling height
Reception / dining	4.3 × 7.4	14 × 24	2.5m / 8.3 ft
Kitchen	3.3 × 2.7	11 × 9	2.4m / 7.9 ft
Master bedroom	4.8 × 3.4	16 × 11	2.5m / 8.3 ft
Bedroom two	4.3 × 3.2	14 × 10	2.5m / 8.3 ft
Snug	4.4 × 3.8	14 × 12	2.4m / 7.9 ft
Net saleable area	126 sq m	1,361 sq ft	



Client Draycott Development Ltd		Drawing title General Arrangement / Apartment Six	
Project The Draycott		Scale: 1:100	Sheet: A3
Status: Detail design	Project: 17010	Drawing: 303	Stage: SK Revision: 1

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 from 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 ash and birch veneers
- White powder-coated internal doors with birch tabu veneered inlays fitted with bronze and leather ironmongery
- Bespoke metal and glass doors to reception room
- Hand-carved Moorcroft Cartoon feature fireplace with Bianco Neve stone hearth
- The Draycott Tundra Grey and Grigio Billiemi marble entrance floor. Hand-crafted fumed oak Versailles pattern flooring
- Bespoke fitted birch and walnut wardrobes and joinery, with integrated internal lighting
- Fibrous cornicing and applied mouldings for panelled effect to main reception, master bedroom and hallway
- Herringbone pattern upholstered walling

BATHROOMS

- Landmark city bronze and 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 of Fior de Pesco light slab marble, walnut veneer double vanity unit, and wall-hung mirrored medicine cabinet with satin brass trim and legs
- Second bathroom of White Emperador slab marble, birch veneer vanity unit and wall-mounted mirrored medicine cabinet with satin brass trim and legs
- Third shower room in Tundra Grey and Grigio Belliemi marble, hand-carved marble basin with wallpaper above
- Wired for total WCs

KITCHEN

- Bespoke hand-crafted ash veneered kitchen
- Grey Saint Laurent slab marble worktop and wall cladding
- Miele integrated appliances, with an integrated stainless steel extractor unit
- 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 panel 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.

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