



# Beaufort Gardens

KNIGHTSBRIDGE SW3



## A WELL-PROPORTIONED DUPLEX WITH OWN ENTRANCE ON A PEACEFUL CUL-DE-SAC WITHIN THE HEART OF KNIGHTSBRIDGE



This fabulous maisonette offers a perfect balance of living and entertaining spaces. Entering on the ground floor via its own private front door with wooden flooring throughout is a semi open plan kitchen diner to the rear, and an elegant reception room, complete with fireplace and 3.3m ceilings and bay window to the front. The property further comprises two double bedrooms, one with its own en suite bathroom with twin vanity and separate bath and shower, then a further double bedroom and family bathroom. Both bedrooms have bespoke fitted cabinetry.

Beaufort Gardens is a very quiet residential street located off the Brompton Road, close to the internationally renowned Harrods Department Store and other shops, bars and restaurants that Knightsbridge and the surrounding area have to offer. The vast green expanse of Hyde Park is also close by.



LOWER GROUND FLOOR

GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA 1,283 sq ft (119 sq m)

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



### FEATURES

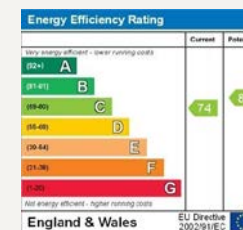
- Principal Bedroom with En-Suite Bathroom
- Double Bedroom
- Family Bathroom
- Open Plan Kitchen/Dining Room
- Reception Room
- Private Entrance

**Price:** £1,850,000

**Tenure:** Leasehold with 149 Years Remaining

**Service Charge:**  
Approx. £8,619 (Including a reserve fund contribution of approx. £5,112 per annum)

**Ground Rent:**  
Approx. £150 per annum



These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.



[www.nicolasvanpatrick.com](http://www.nicolasvanpatrick.com)