



Beaufort Street, Chelsea **SW3**

Beaufort Street

Chelsea SW3

This wonderfully light, two bedroom apartment is situated on the top (second) floor of an elegant, period conversion on Beaufort Street. The apartment lies just north of the vibrant Kings Road and is perfectly positioned for the fantastic local amenities which Chelsea has to offer. Whilst unmodernised, this apartment presents a wonderful opportunity for an incoming owner to refurbish the flat to their exact taste and extend the current lease if desired. The apartment offers a fantastic light space, which is peacefully situated. The accommodation includes a delightful reception room, which offers space for a dining table, a separate kitchen, two well-proportioned bedrooms and a bathroom situated off the hallway. There is wooden flooring throughout the main living areas and the apartment offers pleasant green views. The exterior of the building has been recently refurbished.



Guide price: £500,000

Tenure: Leasehold: approximately 52 years remaining

Service charge: £2,851.75 per annum, reviewed annually

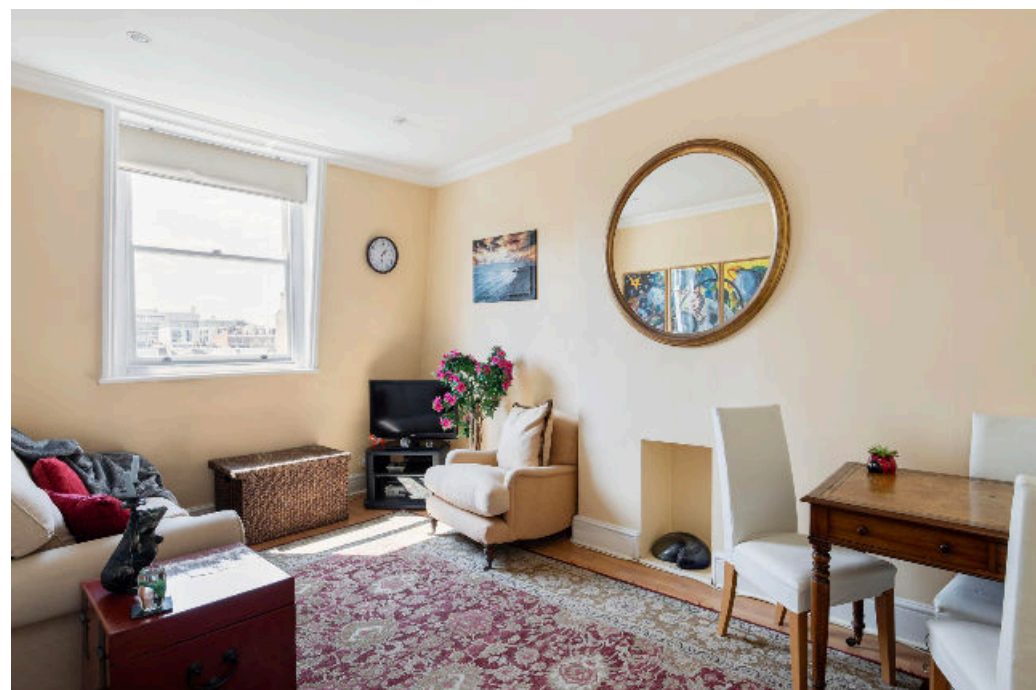
Ground rent: £50 per annum, reviewed annually

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: E

Location

Beaufort Street is situated in the heart of Chelsea and is perfectly positioned for all of the amenities which the area has to offer. Both Kings Road and Fulham Road offer supermarkets, independent shops, larger department stores, restaurants and cafes. Gloucester Road and South Kensington Underground Stations (Circle, District and Piccadilly lines) are both 0.7 miles away, with Sloane Square Underground Station (District and Circle lines) 1.2 mile away. Kings Road is served by a regular bus service and pleasant walks can be enjoyed in nearby Battersea Park and along the Thames Path (all distances given are approximate).






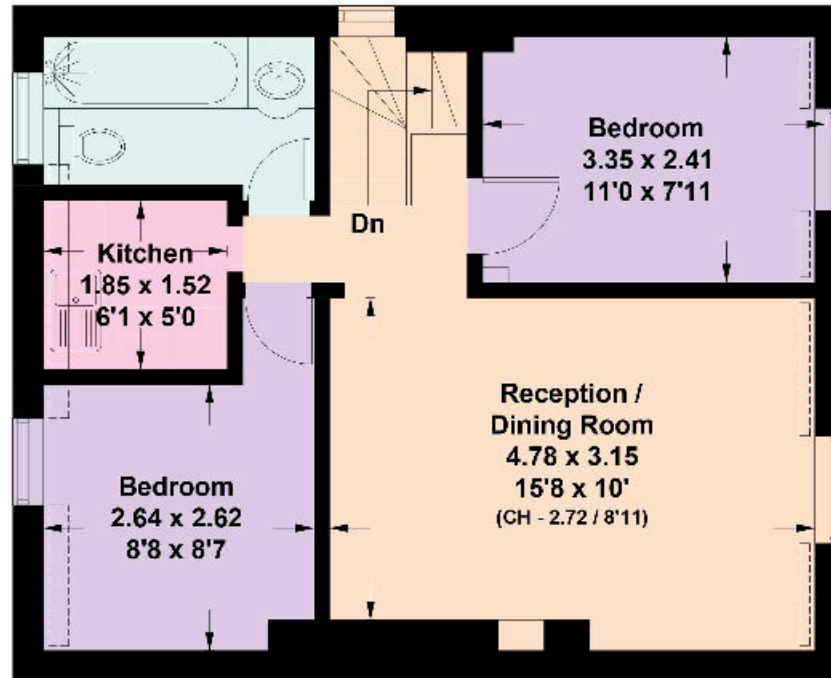
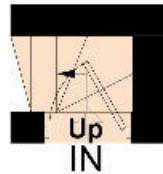
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Approximate Floor Area = 46.2 sq m / 497 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)



 = Reduced head height below 1.5m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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