



Beaufort Street, Chelsea **SW3**

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This characterful apartment boasts high ceilings and excellent light. The living accommodation can be found to the front of the apartment and comprises an eat-in kitchen diner with pantry cupboard. There are large double doors onto an inviting reception room with working fireplace and bay window. The doors can be left open to create an open-plan space, or closed to give more privacy. To the rear of the apartment there are three double bedrooms, which can be used flexibly, all with fitted wardrobes and one with a feature fireplace. The principal bedroom has an en suite shower room and dressing area. The apartment has a family bathroom and a separate guest toilet. Two of the bedrooms have green views onto the well-maintained communal garden beyond.



**Guide price:** £1,750,000

**Tenure:** Leasehold: approximately 111 years remaining

**Service charge:** Please note we have been unable to confirm the current service charge or review period. You should make your own enquiries

**Ground rent:** £100 per annum, reviewed every 1 year, next review due 2025

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G



There is also an attractive un-demised garden area to the front of the apartment. Storage in the hallway has been optimised with three cupboards and plenty of shelving. There is additional un-demised storage in the basement and there is a fitted safe.

## Location

Beaufort House is located on Beaufort Street and is perfectly positioned for all of the area's amenities. The nearby Thames path provides excellent walking, jogging and cycling routes along the Chelsea Embankment. There are plenty of green spaces within easy reach, with Chelsea being well-situated between Hyde Park and Battersea Park with its lakeside café and wide range of sporting facilities. The vibrant Kings Road provides a broad selection of luxury and boutique shops, restaurants and bars, as well as excellent schools. The Fulham Road is also conveniently located, with its array of supermarkets and cafes. Gloucester Road and South Kensington Underground Stations (Circle, District and Piccadilly lines) are both approximately 1 mile away and Sloane Square Underground Station (District and Circle lines) is approximately 1.1 miles away.





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**Approximate Gross Internal Floor Area**  
**148.49 sq m / 1598 sq ft**

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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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 October 2024. Photographs and videos dated October 2024.

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