



2 – 3 Beaufort Gardens

OBBARD







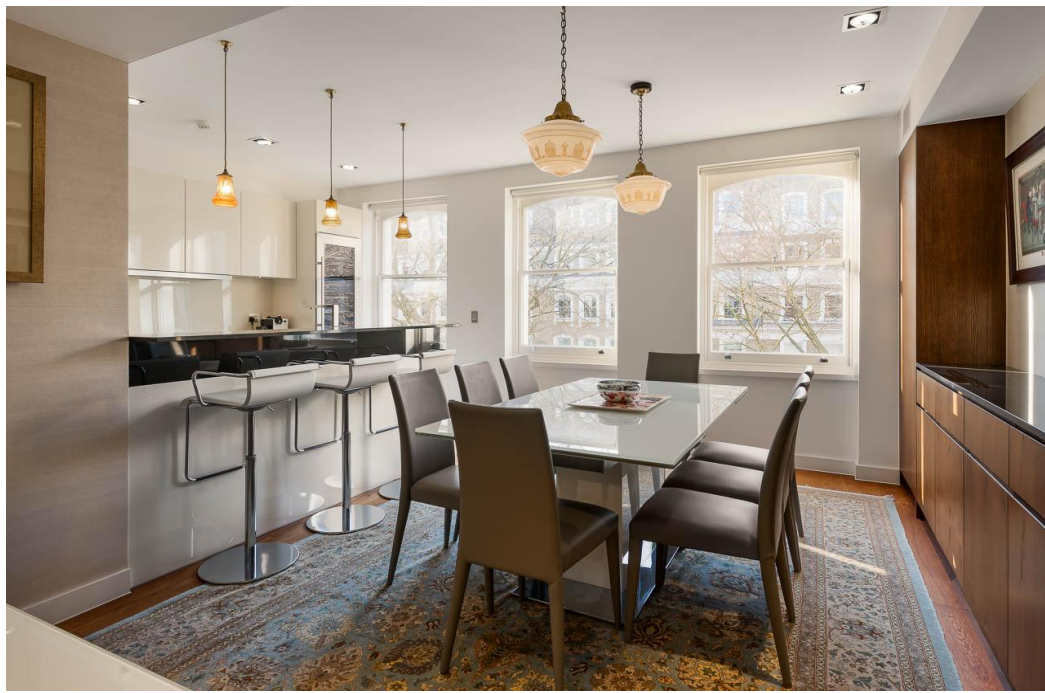
# OBBARD

## 2 – 3 Beaufort Gardens

This charming second-floor flat, set in a **beautiful period** building on Beaufort Gardens, boasts a spacious layout with a large reception room, a separate kitchen and dining area, and **an impressive principal suite** complete with a study and dressing room. Located on a **peaceful cul-de-sac in the heart of Knightsbridge**, it's just a minute's walk from Harrods. The flat is ideally positioned with Hyde Park to the north, the V&A Museum to the west, and Sloane Street to the east.

- Lift
- 3 Bedrooms 2 Bathrooms (1 en-suite)
  - Kitchen/dining area
  - Large reception room
  - Quiet road in a great location







APPROXIMATE GROSS  
INTERNAL AREA  
**1,391sq ft**  
**129.22sq m**

SALES PRICE £2.85m

TENURE  
Leasehold plus Share of Freehold

GROUND RENT  
Peppercorn

SERVICE CHARGE

£,8167.62 pa

LOCAL AUTHORITY  
The Royal Borough of  
Kensington and Chelsea

COUNCIL TAX H

# OBbard

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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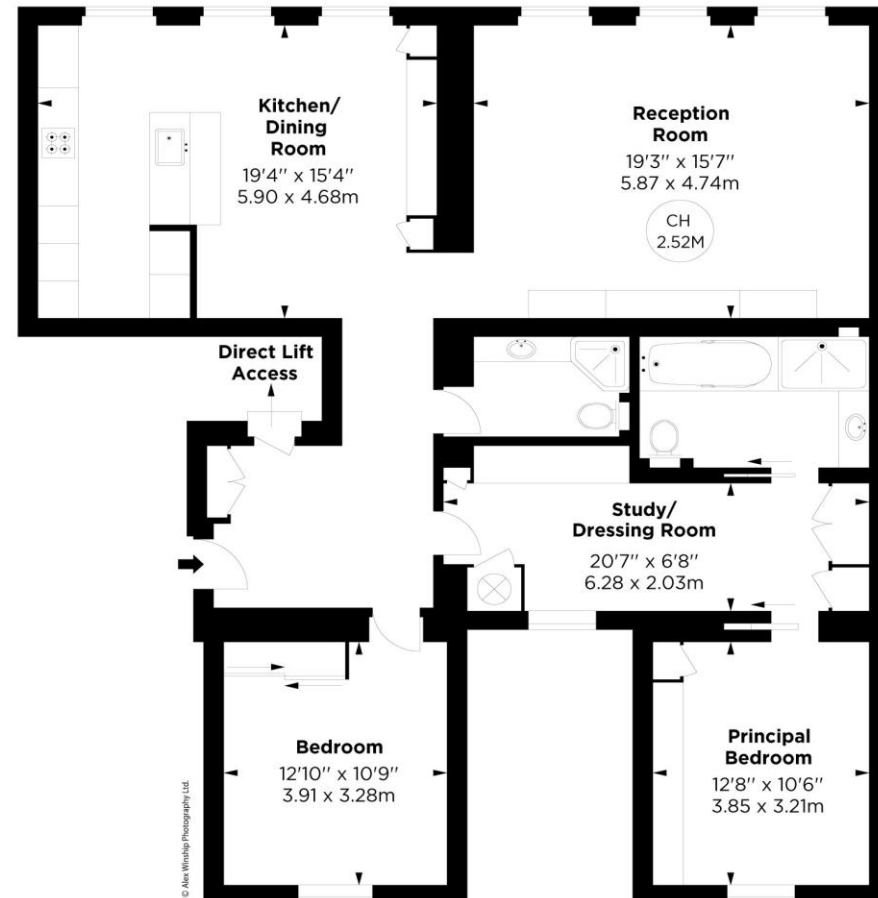
## Beaufort Gardens, SW3

APPROX. GROSS INTERNAL AREA \*  
1391 Sq Ft - 129.22 Sq M



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

Key :  
CH - Ceiling Height



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THIRD FLOOR

ALEX  
WINSHIP

\* For guidance only, not to scale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

MRICS  
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