



A bright and spacious first floor mansion flat located in the heart of Chelsea.

**Beaufort House, Beaufort Street, London, SW3**

£2,250,000 Leasehold (114 years remaining)

**savills**



Well-proportioned with excellent natural light • First floor mansion flat • Three bedrooms with two bathrooms • Contemporary kitchen • Attractive outlook over communal gardens

#### Local Information

The property is set back from the road in the southern section of Beaufort Street, close to the junction with Kings Road. It is a location ideal for enjoying all the lifestyle amenities synonymous with Chelsea and Prime Central London, from boutiques and hubs of fashion to cafes and fine dining restaurants.

The River Thames is nearby with the renowned walks and cycle paths easily accessible, as well as Cadogan Pier for the River taxi services.

Sloane Square (1 mile), Fulham Road (0.9 miles) and South Kensington (0.9 miles) are all convenient from here.

#### About this property

An attractive and well-proportioned mansion flat, west facing and benefiting for a wonderful sense of natural light throughout.

Refurbished by the current owners, the flat is well presented and offers suburb, versatile living, with a contemporary kitchen dining room opening to the reception room.

With ceiling heights of approximately 2.75m, and being located on the first floor, this flat also benefits from very attractive views from the rear bedrooms overlooking the communal gardens.

Accommodation briefly comprised three bedrooms, two bathrooms a reception room and the kitchen/dining room. There is additional storage in the basement available.

#### Tenure

Leasehold (114 years remaining)

#### Local Authority

The Royal Borough of Kensington and Chelsea

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelsea Office.  
Telephone: +44 (0) 20 7578 9000.







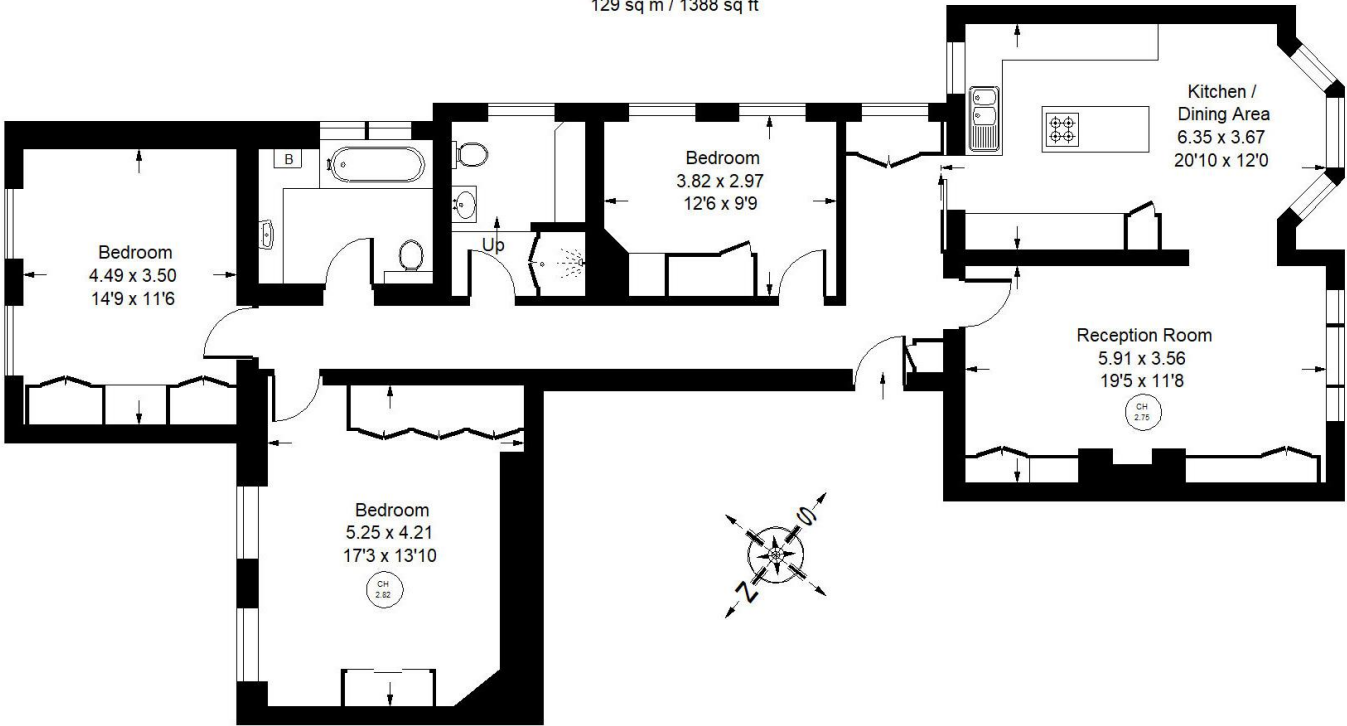
Beaufort House, Beaufort Street, London, SW3  
Gross Internal Area 1388 sq ft, 128.9 m<sup>2</sup>

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Beaufort House, SW3


Approx. Gross Internal Area  
129 sq m / 1388 sq ft



First Floor

ASA Photo Services

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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