



Beaufort Street, London **SW3**

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A spacious and well-proportioned one bedroom apartment on the ground floor of Beaufort Mansions, the ever-popular traditional Victorian mansion block in Chelsea, SW3, minutes from the King's Road.

Knight Frank is delighted to offer to the market Beaufort Mansions as an ideal central London home/base or excellent development investment opportunity. This charming flat has a great feeling of space due to its 10 foot (3.15m) ceilings, deep, ornate cornices and high windows throughout.



Guide price: £625,000

Tenure: Leasehold: approximately 52 years remaining

Service charge: £2,961.36 per annum, reviewed every 1 year, next review due 2024

Ground rent: £150 per annum, reviewed every 1 year, next review due 2024

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F



Description

On entering, a sizeable hallway with full-length fitted cupboards leads into the generous 18-foot (5.56m) reception room with a feature fireplace and large bay window, which gives natural light. The double bedroom has fitted wardrobes and a pretty outlook onto the peaceful and secure communal garden, which runs the whole width of the mansion block.

At the other end of the flat are the substantial stone-floored, fitted, dine-in kitchen and the bathroom with a double-ended tub, complete with underfloor heating.

Due to the flat's layout and size (boasting over approximately 700 sq ft), the current owner has explored adding a second bedroom and shower room subject to gaining the necessary permissions.

Due to the current length of the lease, an extension via the freeholder would be a further benefit.



Location

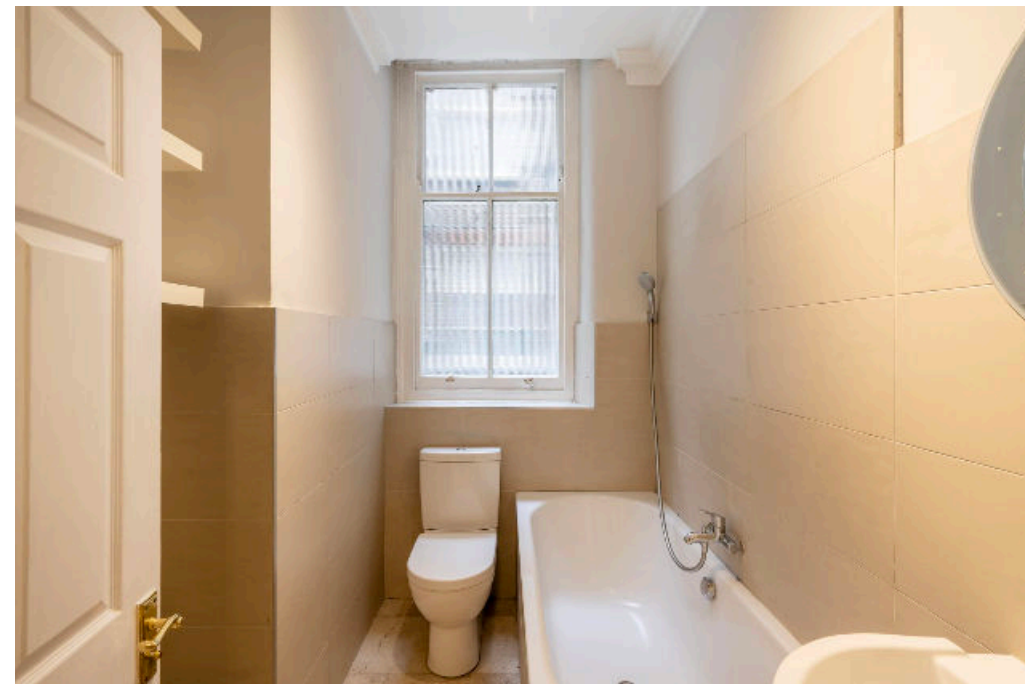
This apartment is situated at the river end of Beaufort Street and is perfectly positioned for all of the amenities that the area has to offer.

The King's Road is minutes away and offers boutique shops, delis, bars and restaurants, as does nearby Fulham Road. Supermarkets Waitrose/ Co-Operative and small local family-run butchers/grocers and general stores are also all within easy access.

Minutes away are lovely riverside walks and all that Battersea Park has to offer.

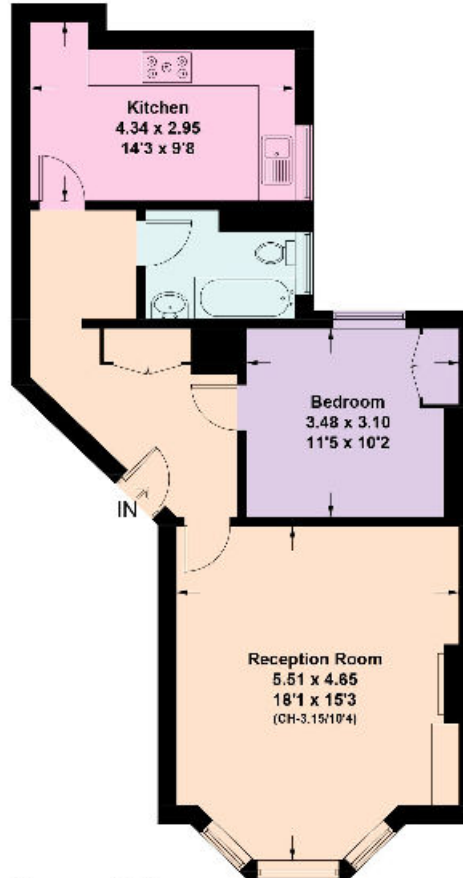
Transport links are good; the flat is 1 mile from Gloucester Road and South Kensington Stations (Circle, District and Piccadilly lines) and 1 mile from Sloane Square Underground Station (District and Circle lines). Kings Road is served by a regular bus service and is conveniently located for the water taxi from Cadogan Pier for an attractive traffic-free way to access the City.

*All distances/sizes are approximate.



Beaufort Mansions, SW3

Approximate Floor Area = 67 sq m / 721 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)



Ground Floor

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.

Knight Frank
Chelsea
352A Kings Road
London
SW3 5UU
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more
Claire Mengham
020 3978 2462
claire.mengham@knightfrank.com



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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