



Beaufort Gardens, Knightsbridge SW3

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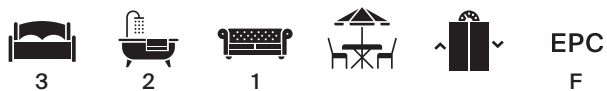


# Beaufort Gardens, Knightsbridge SW3

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This exquisitely refurbished turnkey apartment features a wonderful roof terrace, impressive entertaining space and three spacious double bedrooms with the property boasting air conditioning throughout. The apartment is flooded with natural light, with views over looking Beaufort gardens from the front of the property and a large roof terrace with views of Harrods from the back.

As you enter the property you are met with a large and bright principal bedroom which includes a beautiful en suite bathroom and large walk in wardrobe and integrated Keff ceiling speakers.



**Guide price:** £3,350,000

**Tenure:** Share of freehold plus leasehold, approximately 91 years remaining

**Service charge:** £12,099 per annum, reviewed every year, next review due 2025

**Ground rent:** Peppercorn

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

**Council tax band:** G



Towards the back on the property there is a large family bathroom, utility and two further double bedrooms, both fitted with ample storage and air conditioning.

On the top floor you are greeted with an impressive reception room with 3m ceiling heights, a new fitted Hacker kitchen with integrated siemens appliances and large space for dining looking over the enviable roof terrace. The reception room includes underfloor heating and is controlled by a Nest remote control system.

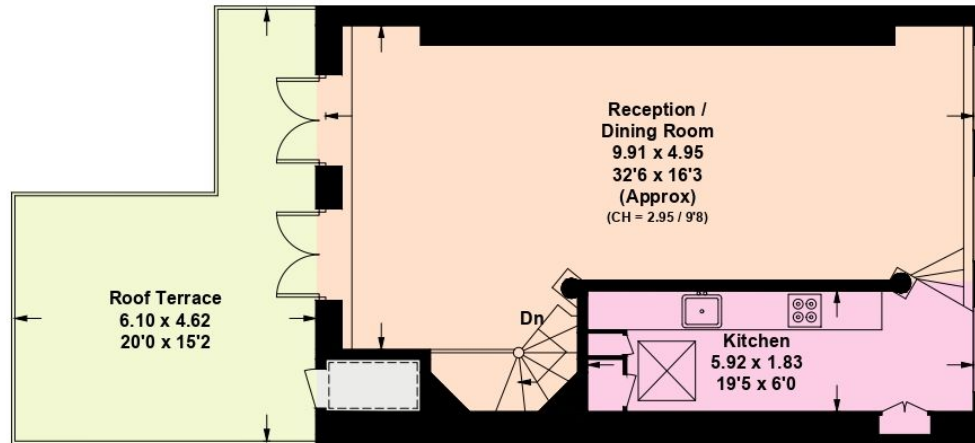







## Beaufort Gardens, SW3

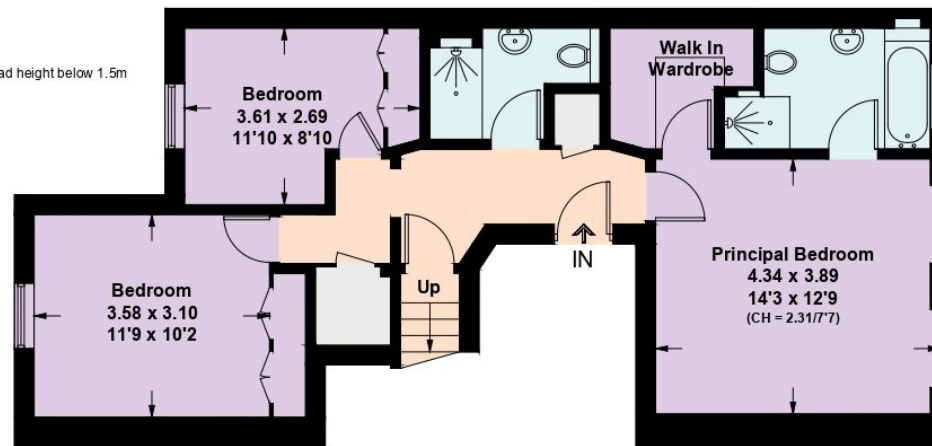
Approximate Floor Area = 128.9 sq m / 1387 sq ft  
Including Limited Use Area (2.3 sq m / 25 sq ft)  
External Cupboards = 1.3 sq m / 14 sq ft  
Total = 130.2 sq m / 1401 sq ft



Fifth 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.

 = Reduced head height below 1.5m



Fourth 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 July 2024. Photographs and videos dated July 2024.

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