



**RUSSELL
SIMPSON**

Tasteful two bedroom flat with rear
garden on a prestigious
Knightsbridge street

BEAUFORT GARDENS
KNIGHTSBRIDGE SW3

Beaufort Gardens

£1,350,000

BEDROOMS 2	INTERNAL 954 SQ FT	OUTDOOR 245 SQ FT	COUNCIL RBKC
BATHROOMS 2	88 SQM	EPC D	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 990 YEARS	GROUND RENT —	SERVICE CHARGE £2,373 P/Y

The Property

Ideally located flat in a quiet end-of-terrace position within walking distance of Hyde Park

Entering the flat on the lower ground floor, the front hall opens onto a generous reception room. As well as a south-facing bay window, this room features an elegant moulded mantelpiece above the fireplace. Furthermore, glazed double doors open onto the fitted kitchen.





Indoor Spaces

The far side of the flat contains a pair of bedrooms. The principal bedroom offers an ensuite bathroom with a bath, inbuilt storage space and double French doors leading to the rear garden. The second bedroom also has an ensuite bathroom and garden access, while a guest WC complete the property.

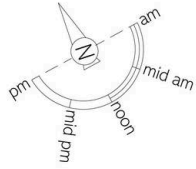




The Neighbourhood

The property includes a paved rear garden with enough space for outdoor entertaining.

Beaufort Gardens is a sought-after street in Knightsbridge, lined with grand Victorian townhouses. Most of the properties were built in the 1860s, with stucco porches and classical window dressings. Despite its central location, the square has a sense of privacy and seclusion. From here, both Knightsbridge and South Kensington underground stations are close. Similarly, the celebrated shops and restaurants of Knightsbridge, and the world-class cultural institutions of South Kensington, are both within walking distance. In addition, the open spaces of Kensington Gardens and Hyde Park can be easily reached.



Beaufort Gardens, SW₃

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Approximate Internal Area
954 sq ft / 89 sq m

Including boiler room
20 sq ft / 2 sq m

Outside Area
246 sq ft / 23 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Lower Ground Floor

**RUSSELL
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Contact Us

+44 (0) 20 7225 0277

Contact us

info@russellsimpson.co.uk

Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street

London

SW3 6NT

chelsea@russellsimpson.co.uk

Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square

London

W8 5HD

kensington@russellsimpson.co.uk