BEAUFORT STREET

SW3

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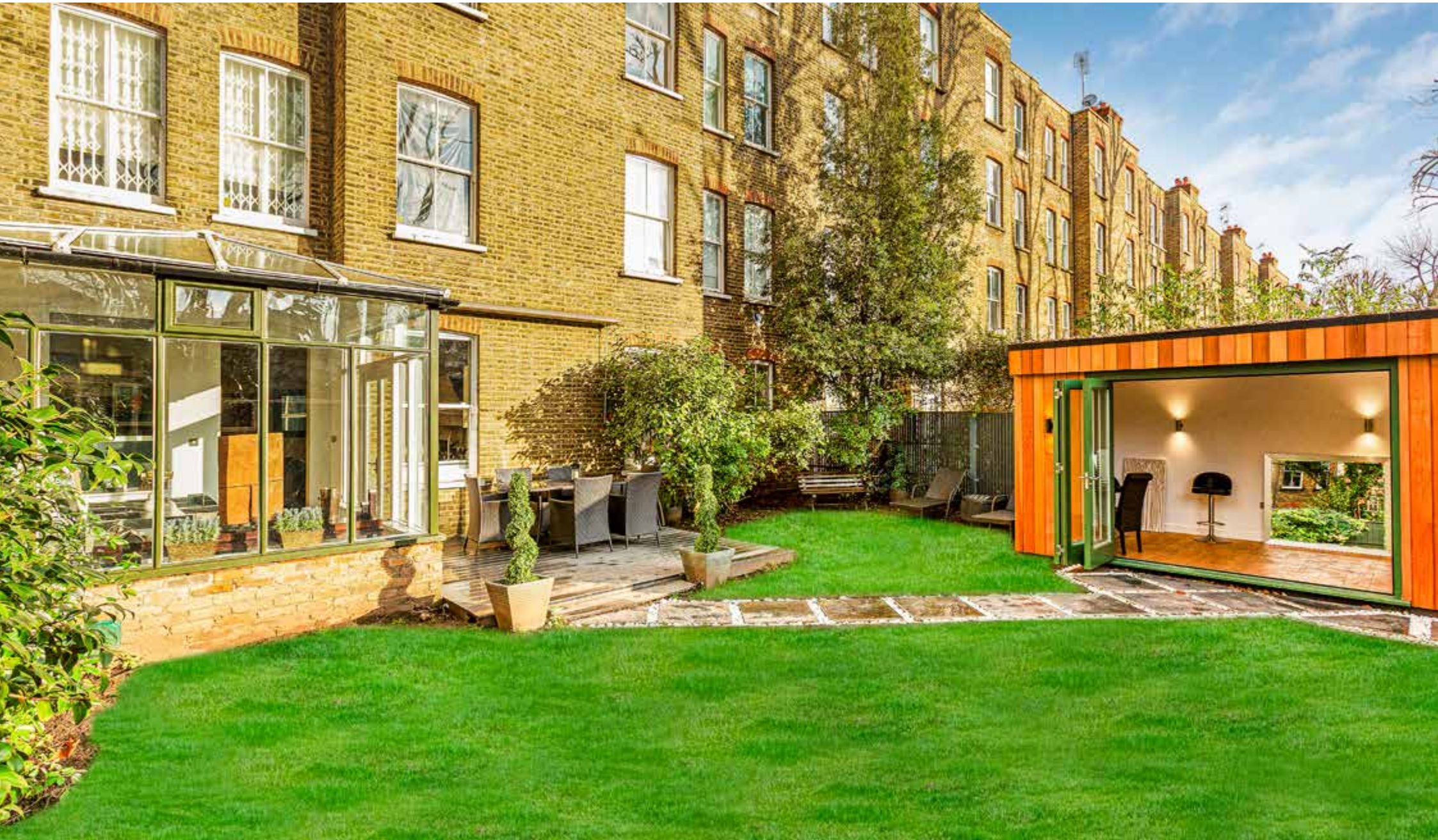
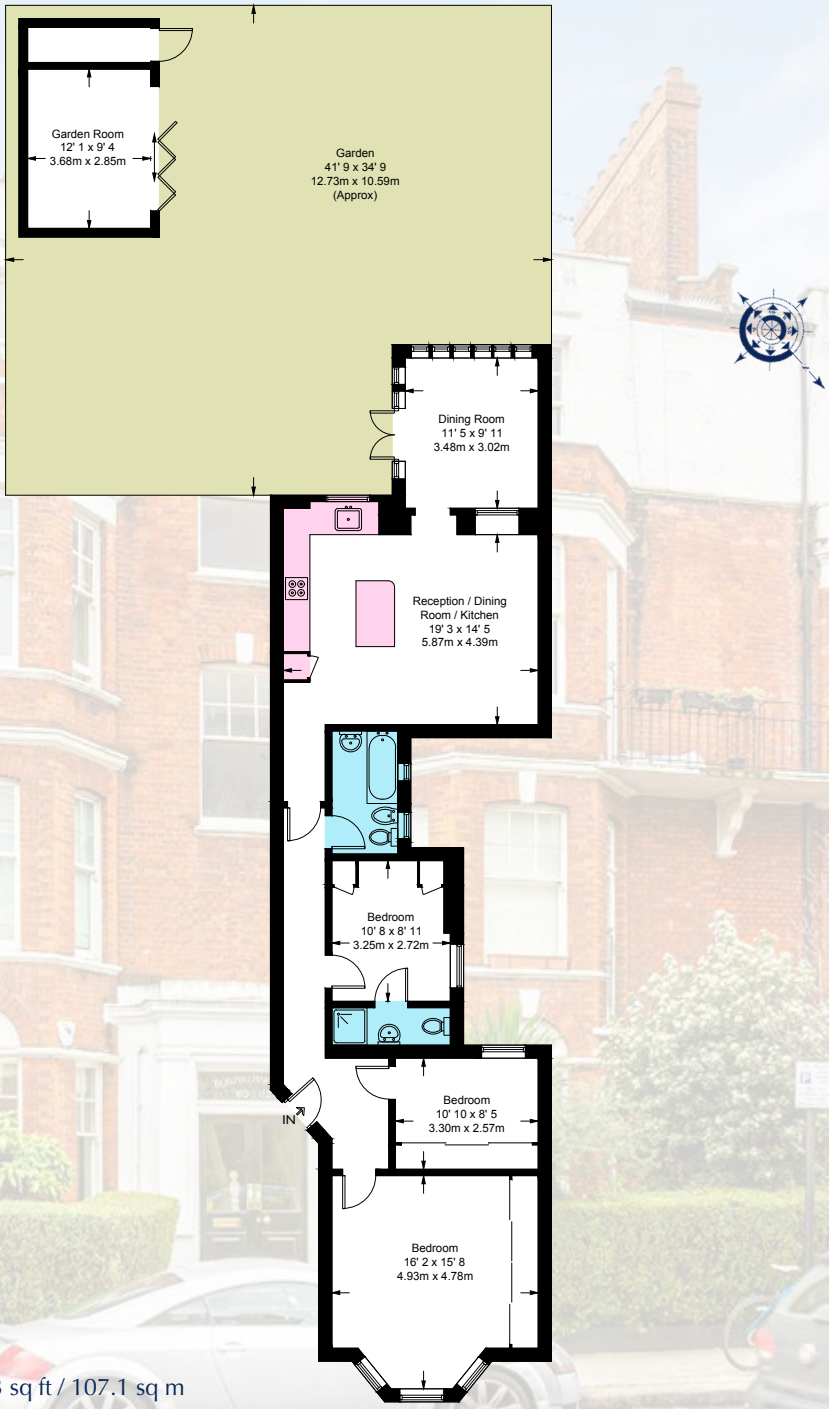


A unique, well presented ground floor flat in this sought-after period mansion block along Beaufort Street, Chelsea SW3

The flat comprises three bedrooms, two bathrooms, high ceilings, a generous kitchen/reception area to the rear of the flat with a conservatory extension hosting the dining room. Uniquely the flat has its own landscaped private west facing garden with a newly constructed home office/gym which offers an extension to the internal space. The flat is held on a 975 year lease. Subject to the usual consent, it may be possible to enlarge the conservatory extension as a neighbour has recently done this. Additionally, again subject to consent, it may be possible to create additional accommodation under the existing footprint of accommodation as the flat already enjoys an exceptional light westerly aspect. Beaufort Mansions is located within close proximity to the green open spaces of Battersea Park as well as a plethora of local bars, shops and restaurants along Kings Road.

Three Bedrooms | Period Mansion Block | Conservatory | Home Office/Gym | Private West Facing Garden | Good Condition



Ground Floor

Approximate Gross Internal Area:
1,101 sq ft / 102.3 sq m
Garden Room 142 sq ft / 13.2 sq m
Approximate Gross External Area 1,153 sq ft / 107.1 sq m
Total 2396 sq ft / 222.6 sq m

Terms

Tenure: Leasehold 953 remaining

Service Charge: £3,343 per annum (reviewed annually)

Ground Rent: Currently £100 per annum (to be reviewed as per the terms of the lease available on request)

Council Tax Band: G

Local Authority: Royal Borough of Kensington & Chelsea

Asking Price: £1,399,000

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NOTE: These particulars have been prepared to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition nor that any services, appliances, equipment or facilities are in good working order. Descriptions are given as opinion, not as statement of fact and measurements are approximate, as a guide only. Photograph/s show only part/s of the property and it should not be assumed that contents/furnishings/furniture shown are included in the sale. Purchasers should seek verification on any points fundamental to a purchase prior to purchase. The EPC for this property will be presented along with this brochure. If it has become detached or is not provided please contact the office who will supply you with a copy.