



CHATTERTON | REES



Flat 1, 118 Beaufort Street, London, SW3 6BU

£2,750,000

A brilliant split level, three bedroom maisonette in the heart of Chelsea. The property with its own private entrance spans close to 1600sqft internally with the added benefit of a lovely private garden to the rear which can be accessed from the kitchen and master suite.

The entrance floor has an amazing living and entertaining space that flows from front to back allowing plenty of natural light, The space is incredibly versatile and adaptable to each individual's needs.

All three bedrooms are on their own floor and have their own bathrooms, there is also huge amounts of storage and wardrobe space making the property great as a full time home, Pied a Terre or buy to let.

Sold with a share of freehold and no onward chain and located only moments from the Kings Road, South Kensington or Sloane Square.

Floor Plan

Beaufort Street, SW3

Gross internal area (approx.)
 147 Sq m (1586 Sq ft) Including Under 1.5m
 145 Sq m (1556 Sq ft) Excluding Under 1.5m
 For identification only, Not to Scale



Floor Plan by **capitalgroup** 020 8671 7722



Lower Ground Floor

Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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