



CHATTERTON | REES



**4 Beaufort Gardens, London, SW3 1PU**

**Asking price £2,550,000**

An excellently presented two bedroom apartment, positioned over the 1st and second floors of this traditional building with a period façade. Located in a central location on a tree-lined cul-de-sac on Beaufort Gardens. With three impressive floor to ceiling windows giving that classic first floor London prestigious outlook in the living room over looking your first floor private balcony. The flat has a been designed to a high specification with bespoke finishes throughout and comprises a large living room, kitchen, two double bedrooms and two bathrooms, in addition to the impressive ceiling heights. The apartment further benefits from a lift, air conditioning and wooden flooring.

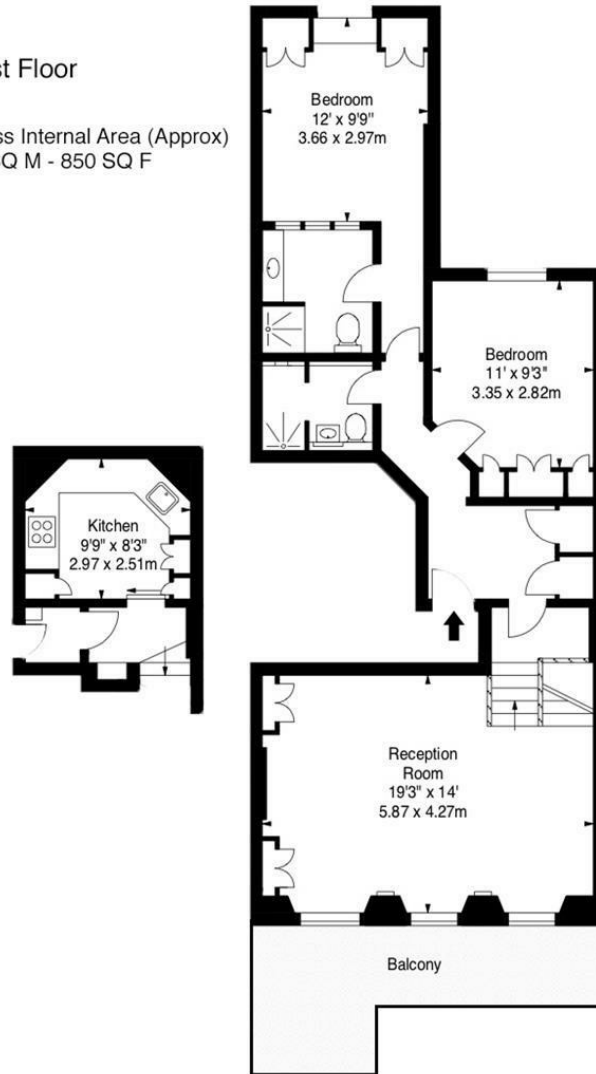
Beaufort Gardens is located in an excellent central location, combining the quietness of a tree-lined cul-de-sac with being exceptionally well placed for the various amenities of Knightsbridge, with the iconic Harrods department store a stones throw away.



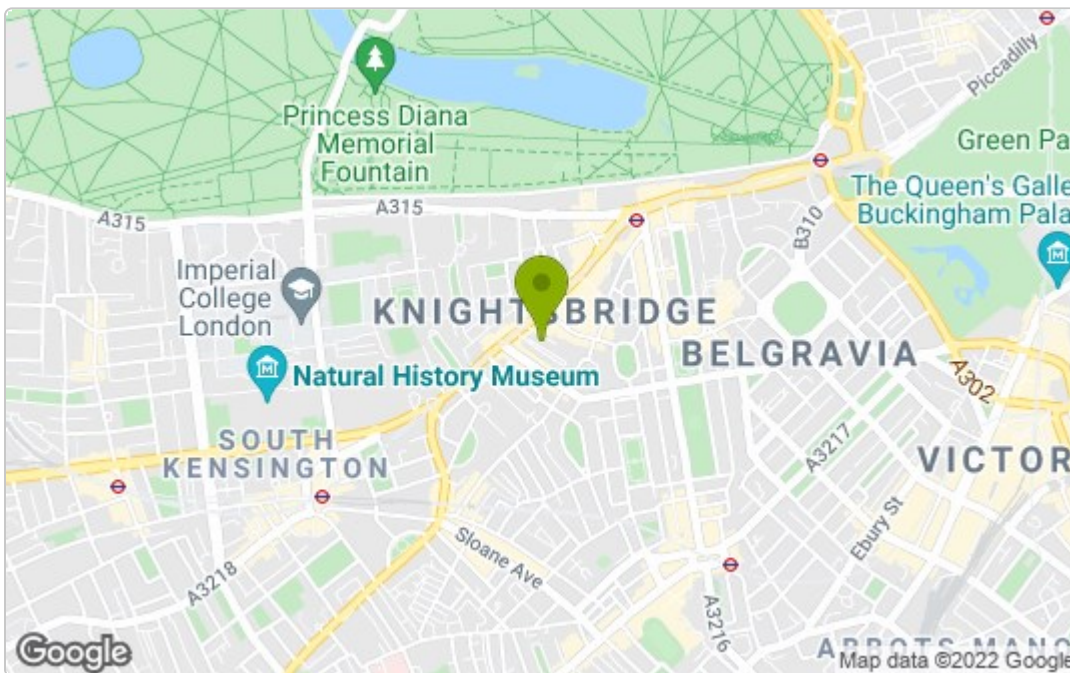
# Floor Plan

## First Floor

Gross Internal Area (Approx)  
79 SQ M - 850 SQ F



## Area Map



## Energy Efficiency Graph

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

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