



**BEAUFORT GARDENS, KNIGHTSBRIDGE, SW3**  
£8,995 per month\*

**Carter Jonas**

# BEAUFORT GARDENS, SW3

A stunning, three bedroom contemporary maisonette situated on the 4th and 5th floor (with direct lift access) of this stucco-fronted period building in the heart of Knightsbridge. EPC rating: D Smart, immaculate and very bright, this a fabulous prime central London home for entertaining and relaxation. Beaufort Gardens is a pretty square running south off Brompton Road and on the doorstep of the exclusive and world class boutiques, department stores and restaurants of the area.

Large reception/dining room and fully fitted open-plan kitchen leading to roof terrace, main bedroom with en-suite shower room & dressing room, 2 further double bedrooms, bathroom, balcony. Direct lift access. Furnished.

Holding deposit is 2 week's rent

Security deposit is 6 week's rent

Minimum term is 12 months

Royal Borough of Kensington & Chelsea - Council tax band G

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> website for further details.

- Council Tax Band = G
- Deposit Required = £12,454.62
- Long Let, Minimum term 12 months
- Knightsbridge underground
- EPC = D
- Furnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Beaufort Gardens, SW3

Approx. Gross Internal Area 1415 Sq Ft - 131.45 Sq M  
Approx. Gross Balcony Area 161 Sq Ft - 14.96 Sq M



### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

**Kensington & Chelsea Lettings 020 7584 7020**

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Classification L2 - Business Data