

41 - 43

# BEAUFORT GARDENS

KNIGHTSBRIDGE, LONDON

APARTMENT 3



*"I sought to create a balance between a modern aesthetic firmly grounded in the 21<sup>st</sup> century and the Victorian classicism so characteristic of London. Authenticity of materials, generosity of space and volume, mastery of light and attention to the smallest detail draw out a sense of luxury without ostentation."*

*Pierre Yovanovitch*







41-43 Beaufort Gardens is a unique collection of nine apartments, exquisitely designed by world renowned Paris based interior designer Pierre Yovanovitch and arranged across three 19<sup>th</sup> century townhouses in the heart of vibrant Knightsbridge.

Apartment 3 is a first floor, lateral residence with three bedrooms and features a grand reception and dining room with six floor-to-ceiling windows and terrace.

The apartment has been furnished and dressed by award winning, London based interior design studio, Elicyon.





ENTRANCE & COMMUNAL HALLWAY





FORMAL RECEPTION & DINING ROOM





FORMAL RECEPTION & DINING ROOM





CORRIDOR TO KITCHEN

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PRINCIPAL BEDROOM SUITE









PRINCIPAL EN SUITE BATHROOM







GUEST BEDROOM SUITE 1

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GUEST BEDROOM SUITE 2



# APARTMENT 3

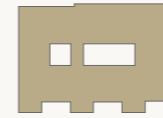
Bedrooms  
*Three*

Floor  
*First Floor*

Gross Internal Floor Area  
*2,554 sq ft / 237.3 sq m*

Gross External Area  
*349 sq ft / 32.4 sq m*

Gross Total Area  
*2,903 sq ft / 269.7 sq m*



Room	sq ft	sq m
Reception/Dining	42 x 16.2	12.8 x 4.9
Kitchen	9.4 x 16.5	2.8 x 5
Informal Dining	10.4 x 8.3	3.2 x 2.5
Principal Bedroom	21.5 x 15.4	6.5 x 4.7
Principal Dressing	13.5 x 12.8	4.1 x 3.9
Principal Bathroom	8.4 x 9.3	2.5 x 2.8
Principal Bath/Shower	9.2 x 5.9	2.8 x 1.8
Principal WC	4.9 x 5.2	1.5 x 1.6

Room	sq ft	sq m
Coats	8.5 x 5.5	2.5 x 1.6
WC	8.5 x 5.5	2.5 x 1.6
Guest Bedroom 1	9.8 x 15.4	3 x 4.7
Guest En Suite 1	5.4 x 11.8	1.6 x 3.6
Guest Bedroom 2	9.8 x 16.7	3 x 4.9
Guest En Suite 2	5.4 x 11.8	1.6 x 3.6
Utility	5.2 x 8.4	1.6 x 2.5
Corridor	20.4 x 3.6	6.2 x 1.1



Floor plan illustrations show the layout of the accommodation only, are not to scale, and must not be relied upon as a statement of fact.  
All measurements are approximate only.







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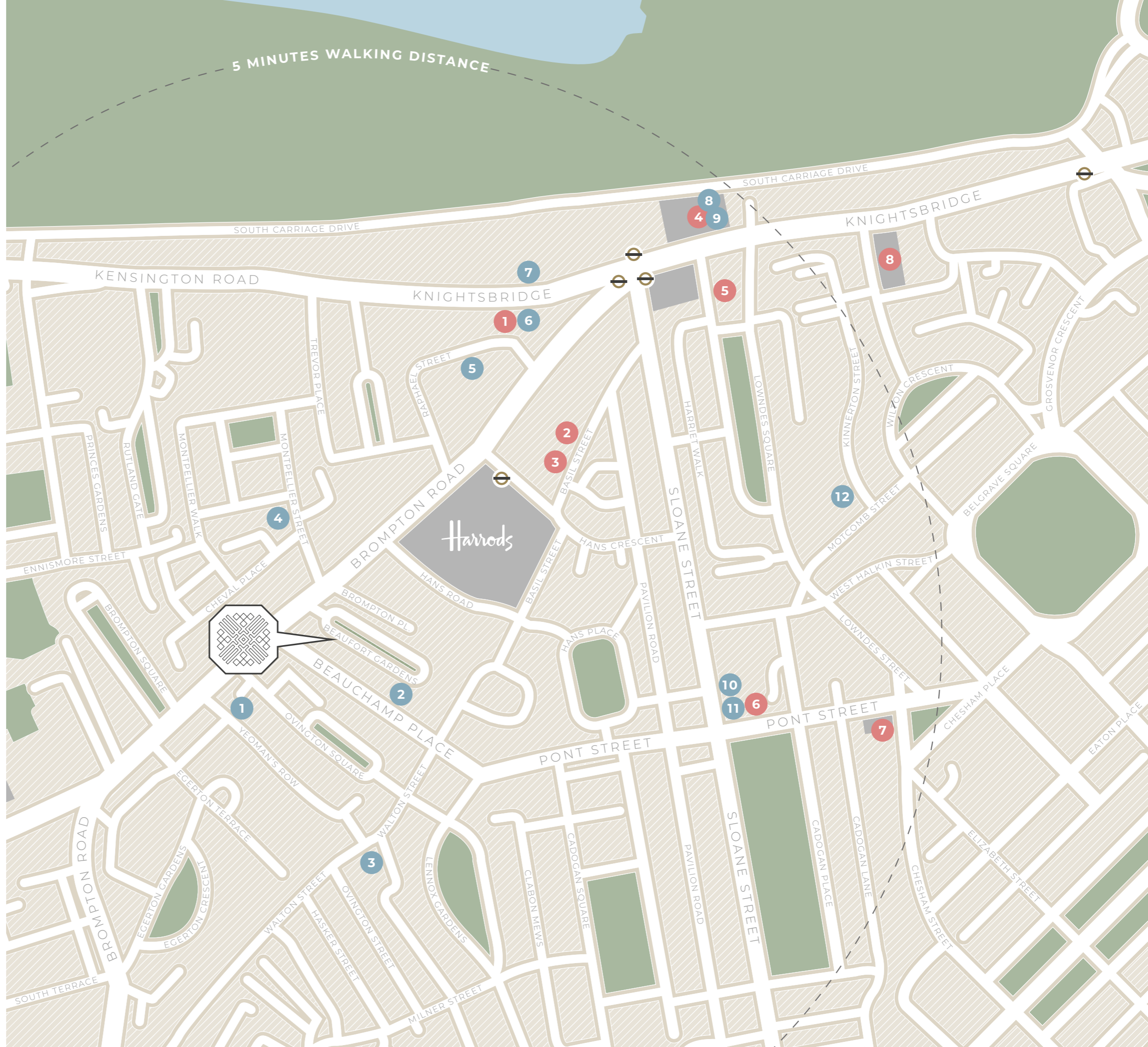
## LOCATION

### HOTELS

- 1 The Bulgari
- 2 The Capital
- 3 The Capital Townhouse
- 4 Mandarin Oriental
- 5 The Park Tower
- 6 Jumeirah Carlton Tower
- 7 The Hari
- 8 The Berkeley

### RESTAURANTS

- 1 Hawksmoor Knightsbridge
- 2 San Lorenzo
- 3 Scalini
- 4 Montpelianos
- 5 Zuma
- 6 Rivea
- 7 Mari Vanna
- 8 Bar Boulud
- 9 Dinner
- 10 Sumosan Twiga
- 11 The Rib Room
- 12 Petrus





## SPECIFICATION

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### ENTRANCE LOBBY

- Unique floor design by Pierre Yovanovitch with Black Marquina and White Aristone Marble - Bespoke reception desk - Timber doors with bespoke ironmongery

### APARTMENTS

- Layout and interior designed by Pierre Yovanovitch - Marble flooring to entrance, hallways and kitchens (Apartments 1,2,3 & Penthouse) - Timber flooring in antique Grey Oak to reception and dining rooms - deep-pile carpets to secondary bedrooms - Gas fireplaces (Apartments 1, 2, 3 & Penthouse)
- Bespoke panelled cinema rooms wired for large format screen and surround screen (Apartments 1 & 2)

### KITCHEN

- Bespoke fitted-kitchens by Design Space - Black stone or marble worktops and splash-backs - Gaggenau appliances - Sub-zero fridges

### MASTER BATHROOMS

- Unique floor design by Pierre Yovanovitch in Thala Grey stone and Black Marquina marble - Walls and vanity in White Ariston marble - Rain showers and free-standing marble baths (Apartments 1, 2, 3 & Penthouse)

### SECONDARY BATHROOMS

- Polished hauteville limestone

### RESIDENTS' LIFT

- Bespoke residents' lift with finishes designed by Pierre Yovanovitch for access to all levels - Secure lift operation with lift access controlled by fob reader
- Direct access to Apartment 3 and Penthouse

### COMMUNAL GYM

- State-of-the-art gym with world-class equipment and free weights
- One side Mirror walls - Bespoke timber joinery - Separate shower room

### GENERAL

- Comfort cooling - Underfloor heating - Electric underfloor heating to bathrooms - Lutron Lighting keypads - Fusion Hubs in-wall touch Panel and in-rooms ipad controller - Cat 5e and Cat 6 wiring - Concierge 7 days per week
- CCTV and secure entry system - Separate storage vaults for each apartment
- 10 year Buildings Defects Insurance

### TENURE

- Leasehold with Share of Freehold







## VIEWINGS

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STRICTLY BY APPOINTMENT

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41-43BEAUFORTGARDENS.COM

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