

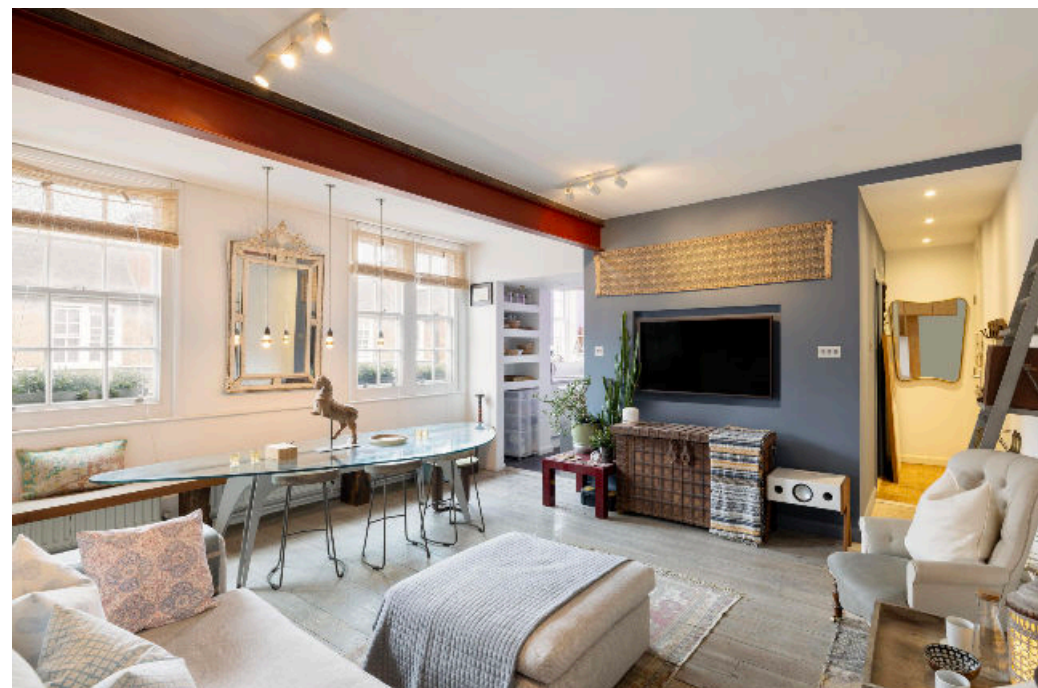


Beaufort Street, London **SW3**

Beaufort Street, London SW3

This two bedroom apartment has been renovated by a world-renowned artist and as such, has no shortage of character and creative flair. Boasting exposed brick and beams, the living space comprises a spacious reception-come-dining room, which gives way to a well-appointed chef-style kitchen with aluminium worktops. There are two double bedrooms, both with abundant fitted storage. A smart bathroom with free-standing bath completes the accommodation. There are windows spanning the width of the reception room, flooding the space with light. This apartment is situated on the top floor of the building and as such, is exceptionally quiet.

*You should make your own enquiries.



Guide price: £750,000

Tenure: Leasehold: approximately 173 years remaining

Service charge: £2,373.60 per annum, reviewed every 1 year, next review due 2025

Ground rent: We have been unable to confirm the current ground rent or review period *

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: E



Location

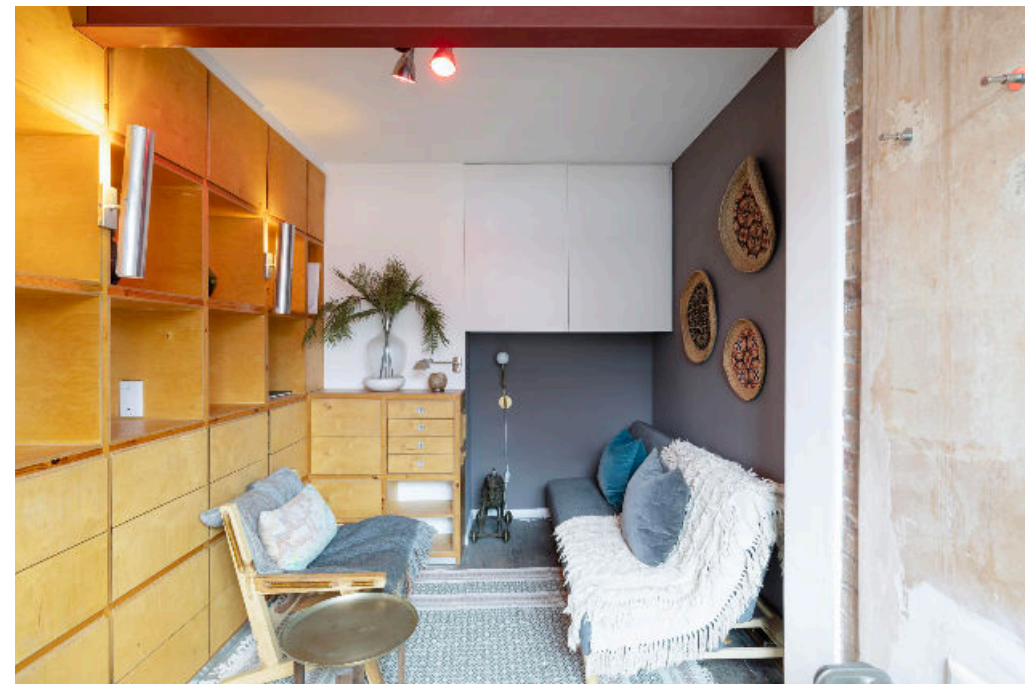
Dacre House is situated on Beaufort Street and is perfectly positioned for all of the amenities the area has to offer. The stylish Kings Road offers boutique shops, bars and restaurants and Fulham Road is conveniently located with its array of supermarkets, cafes and delis.

The Thames Path provides excellent walking and cycling routes and Battersea Park is within easy reach with its boating lake, lakeside cafes and wide range of sports facilities.

Gloucester Road and South Kensington Underground Stations (Circle, District and Piccadilly lines) are both 1 mile away and Sloane Square Underground Station (District and Circle lines) is 1.1 miles away.

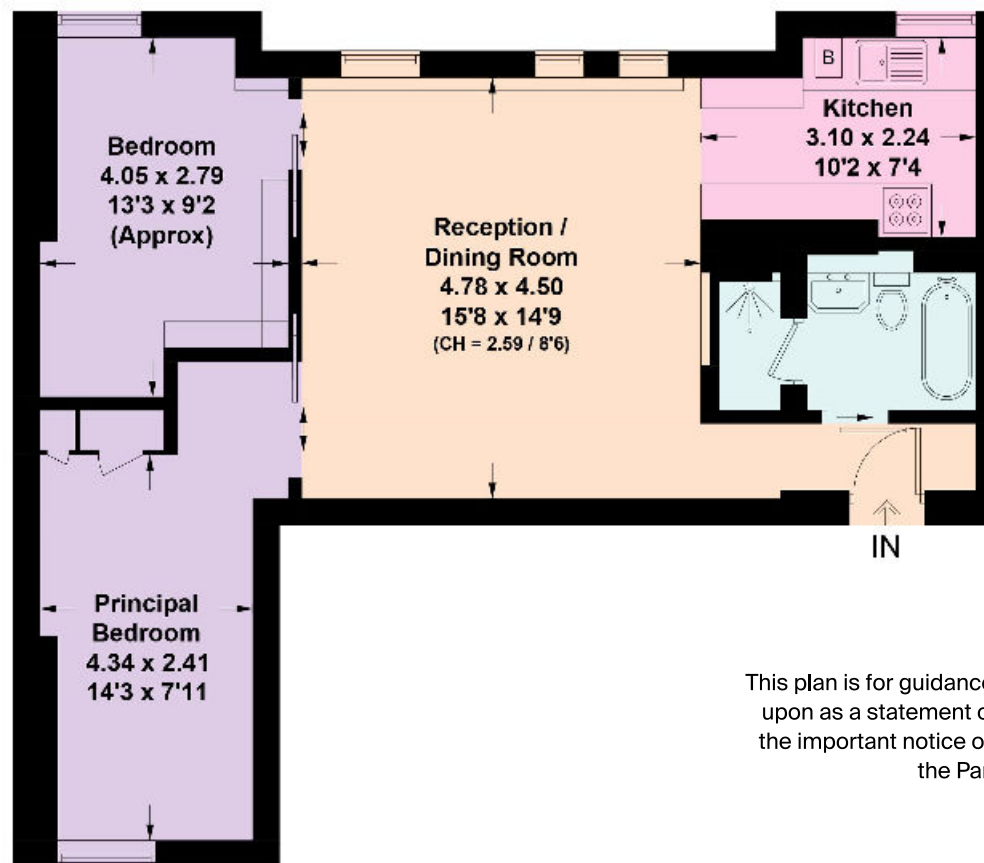
Kings Road is served by a regular bus service.

*All distances are approximate.



Dacre House, SW3

Approximate Floor Area = 60.8 sq m / 654 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Chelsea
352A Kings Road
London
SW3 5UU
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Fifth Floor

We would be delighted to tell you more
Claire Mengham CA
020 3978 2462
claire.mengham@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2024. Photographs and videos dated July 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.