



Beaufort Street, London **SW3**

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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.

Please note that we have been informed a lease extension is in progress. You should discuss this with your solicitor



Guide price: £850,000

Tenure: Leasehold: approximately 83 years remaining *

Service charge: £1,800 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

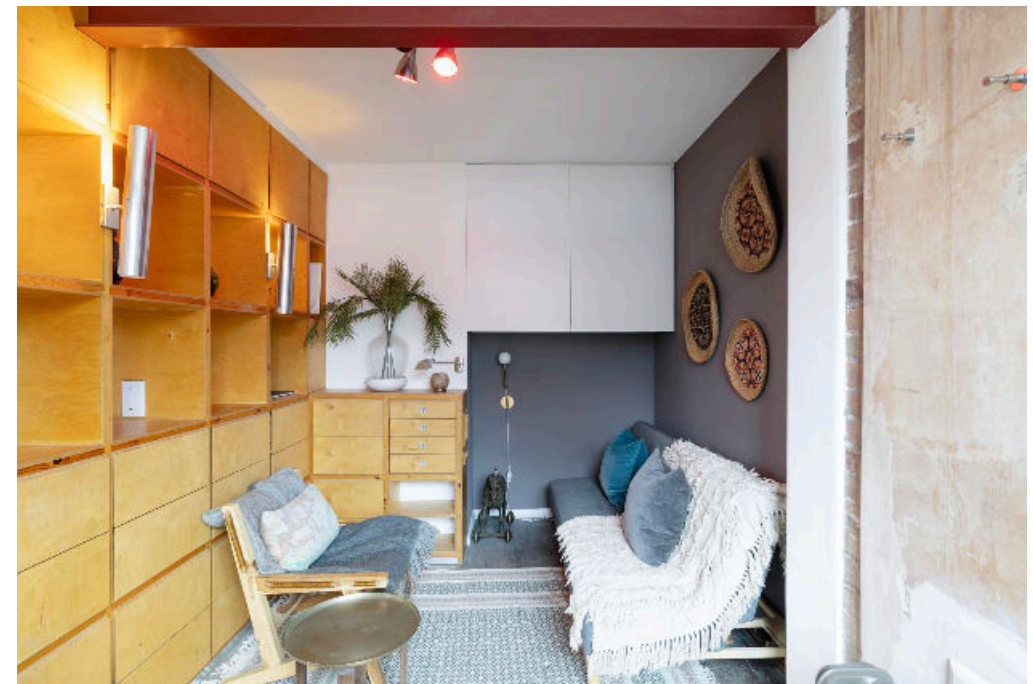
Dacre House is situated on Beaufort Street and is perfectly positioned for all of the amenities the area has to offer. The stylish Kings Road offers boutique shops, bars and restaurants and Fulham Road is conveniently located with its array of supermarkets, cafes and delis.

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.

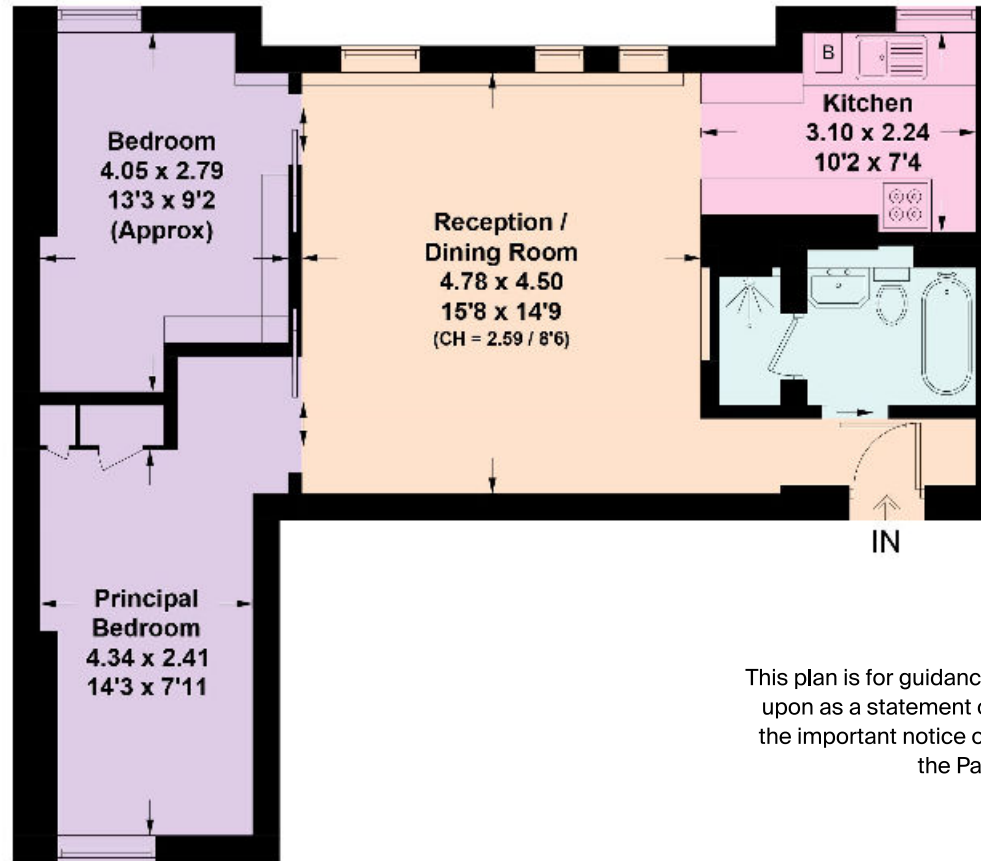
Kings Road is served by a regular bus service.

*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.

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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.

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