



· BEAUFORT HOUSE ·

45-47 BEAUFORT GARDENS, KNIGHTSBRIDGE , LONDON SW3

PRIME CENTRAL LONDON FREEHOLD C1 INVESTMENT



ROBERT IRVING BURNS

## EXECUTIVE SUMMARY

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- Located in a prime Knightsbridge location within minutes of Harrods and Harvey Nichols.
- The freehold property is arranged over three interlinked Regency Townhouse buildings and comprises 21 serviced apartments with a total bed count of 44.
- There is a significant opportunity for asset management through light refurbishment works to enhance rental tone.
- Total Net Saleable Area of 17,595 sq ft/ 1,634 sq m.
- The building falls under use class C1.
- The building is offered with full vacant possession.
- Offers are invited for the property in excess of £30,000,000 (Thirty Million Pounds), subject to contract.



## KNIGHTSBRIDGE

Knightsbridge is one of London's most prestigious and fashionable districts, renowned for its world-class shopping, fine dining, and cultural landmarks

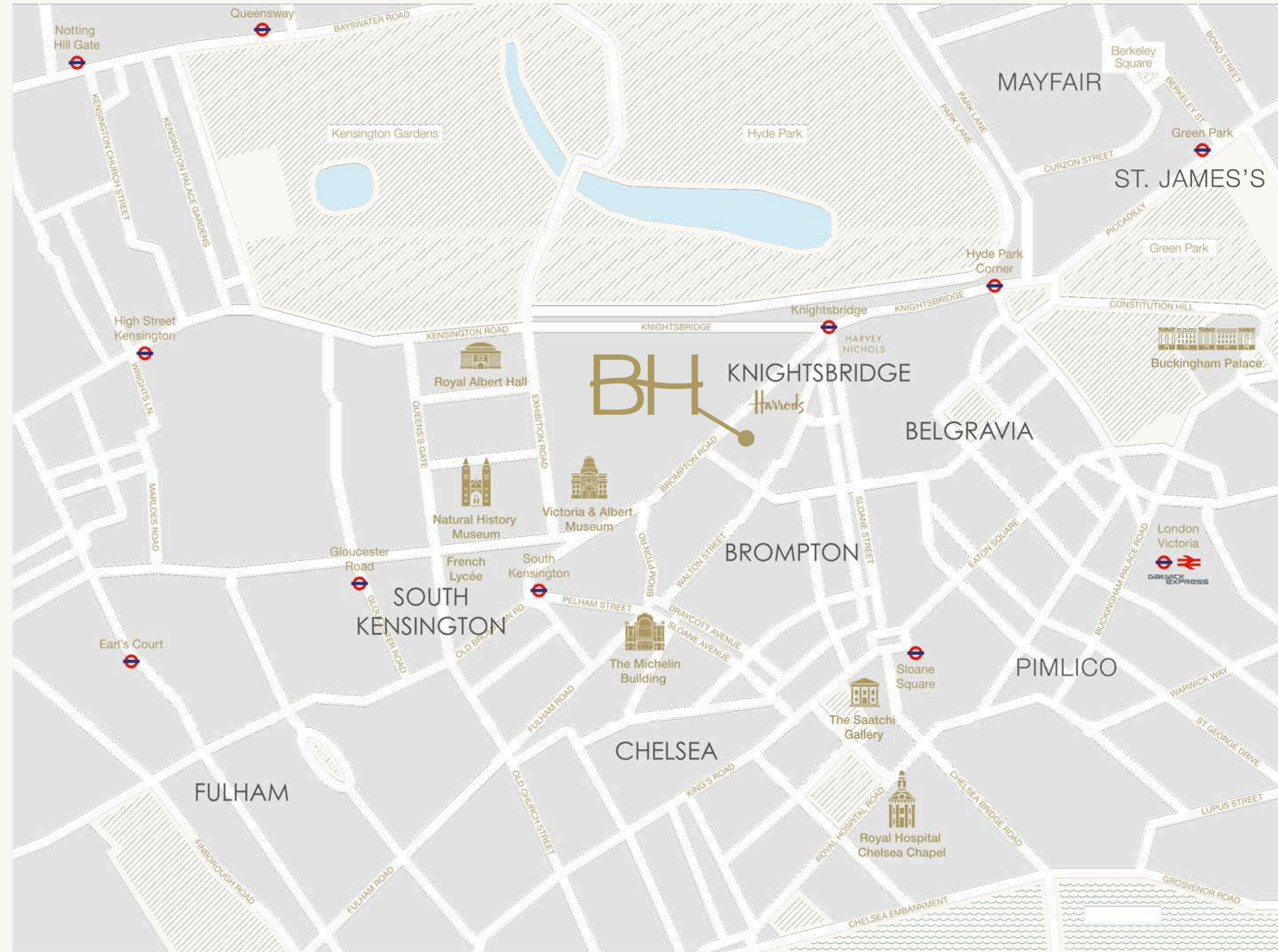
At its heart lie the iconic Harrods and Harvey Nichols department stores, surrounded by flagship boutiques from global fashion houses such as Chanel, Gucci, Dior, Versace, and Prada. The area borders Chelsea, Kensington, Belgravia, and South Kensington, placing it at the crossroads of elegance and exclusivity.

Just a short stroll away, Exhibition Road offers access to some of the capital's most celebrated institutions, including the Victoria and Albert Museum, the Natural History Museum, the Science Museum, and the Royal Albert Hall.

Knightsbridge also boasts an exceptional dining scene, home to acclaimed restaurants like Zuma, Petrus by Gordon Ramsay, Harry's Dolce Vita, Chisou.

## SITUATION

Beaufort House is located on the western side of Beaufort Gardens, a prestigious residential address just off Brompton Road in the heart of Knightsbridge. The asset is not Listed and is located within the Thurloe Estate & Smiths Charity Conservation Area.





HARRODS



ROYAL ALBERT HALL



NATURAL HISTORY MUSEUM



CHANEL



HARVEY NICHOLS



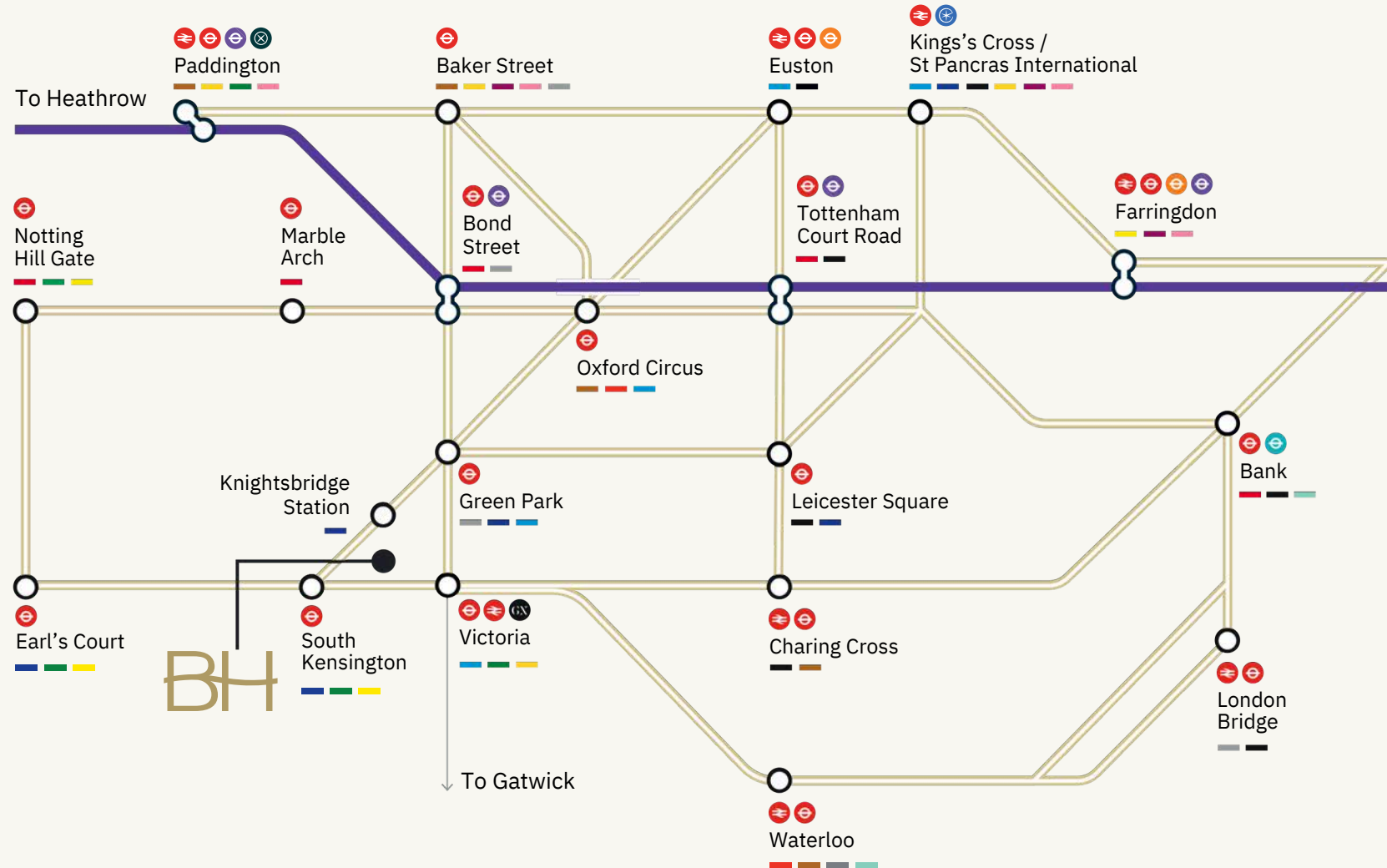
V&A MUSEUM

## COMMUNICATION

45–47 Beaufort Gardens benefits from excellent connectivity, situated a short walk from Knightsbridge Underground Station (Piccadilly Line), providing direct access to the West End, Heathrow Airport, and King’s Cross St Pancras.

South Kensington Station (District, Circle, and Piccadilly Lines) is also within easy reach, offering swift links across Central London.

The area is additionally served by several bus routes and is well connected to major roads including Brompton Road and the A4, allowing seamless access across the capital.



## THE BUILDING

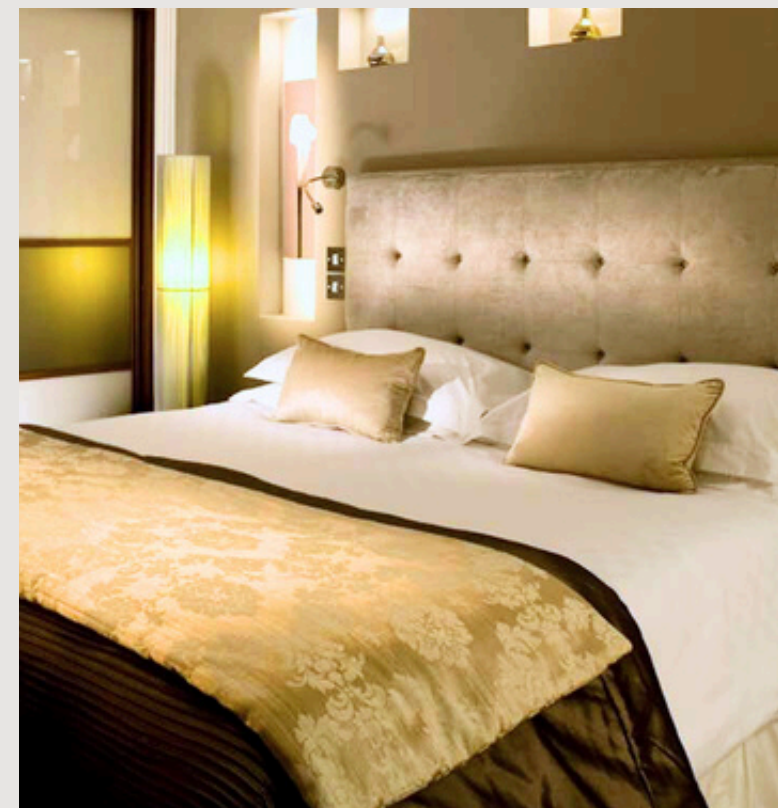
Beaufort House comprises three interconnected Regency Townhouse buildings (Nos. 45–47 Beaufort Gardens) arranged over lower ground, ground, and six upper floors, served by a passenger lift.

The property includes a reception and concierge area, with air conditioning throughout (not tested).

The property comprises 21 apartments and benefits from C1 use. Each apartment is self-contained, generously proportioned, and furnished to a high standard, and a number also benefit from private outdoor space. Each apartment includes:

- Fully fitted kitchens (with integrated appliances)
- Separate living and dining areas in most units
- Electric fireplaces, safes, Wi-Fi, and laundry facilities

Note: Appliances & connectivity have not been tested.



## ACCOMMODATION SCHEDULE

Apartment Type	No. Units	Avg. Size (sq ft)	Avg. Size (sq m)	Total Area (sq ft)	Total Area (sq m)
Standard One-Bedroom Apartment	5	481	44.7	2,406	223.5
Superior One-Bedroom Apartment	2	501	46.5	1,001	93
Executive One-Bedroom Apartment	2	603	56	1,206	112
Standard Two-Bedroom Apartment	1	678	63	678	63
Superior Two-Bedroom Apartment	1	883	82	883	82
Standard Three-Bedroom Apartment	5	1,052	97.7	5,258	488.5
Superior Three-Bedroom Apartment	3	1,163	108	3,488	324
Executive Three-Bedroom Apartment	1	1,313	122	1,313	122
Superior Four-Bedroom Apartment	1	1,363	126.6	1,363	126.6
<b>Total</b>	<b>21 (44 beds)</b>			<b>17,595</b>	<b>1,634.6</b>

These average indicative floor areas have been provided by a third party. Prospective purchasers are advised to verify these as part of their due diligence.

# FLOOR PLANS

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Ground Floor



Second Floor



Fourth Floor

All floorplans are available upon request.  
Not to scale. For indicative purposes only

# ASSET MANAGEMENT POTENTIAL

Beaufort House offers significant scope for asset management. Although the apartments are well presented, a light refurbishment would enhance the overall quality and align with current luxury hospitality expectations.

With all apartments offered with vacant possession, the opportunity also exists to reposition the asset as a boutique luxury hotel or upscale residential apartments (STPP).



## FURTHER INFORMATION

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### TENURE

The property is held Freehold under title number NGL445200.

### EPC

Available Upon Request.

### PROPOSAL

Offers are invited in excess of £30,000,000 (Thirty Million Pounds), subject to contract.

### ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.  
July 2025.

## CONTACT US

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DAMIEN FIELD

07956 125 543  
Damien@rib.co.uk

TINO ANTONIOU

07943 744 534  
Tino@rib.co.uk

SAVVAS SOCRATOUS

07530 612 074  
Savvas@rib.co.uk

RIB

ROBERT IRVING BURNS