



Hans Place, *Knightsbridge SW1X*

CHESTERTONS

Hans Place

Knightsbridge SW1X

asking price £16,500,000

A rare freehold investment opportunity, consisting of six residential apartments



A rare opportunity to purchase a highly attractive red brick period building, comprising six residential apartments configured across the lower ground to 4th floor. The property benefits from a lift to access the 1st, 2nd and 3rd floors. Five of the apartments are let and income producing.

Specification

- Freehold investment opportunity
- 1x one bedroom apartment
- 5x two bedroom apartments
- Partially let and income producing
- Passenger lift to 1st, 2nd and 3rd floors



Location

Hans Place is located in the heart of Knightsbridge in one of London’s most sought after residential garden squares and within close proximity to Harrods department store. This spacious corner building is positioned at the southern end of the square, the property entrance is located on Hans Place with a rear frontage and elevation over Pont Street.

The local area is home to a wide selection of local bars and restaurants with both Hyde Park, Sloane Square and the famous Kings Road only short distances away.

Flat No.	Floor	Beds	Net internal area (sq ft)	Rent (£pw)	Rent (£pa)	Current status	Tenancy duration
Flat 1	Ground	2	963	£950	£49,400	Tenanted	24/05/2017 – 23/05/2018
Flat 2	First	1	834	£925	£48,100	Tenanted	01/02/2017 – 31/01/2018
Flat 3	Second	2	954	£1,120	£58,240	Tenanted	01/09/2016 – 06/10/2017
Flat 4	Third	2	874	£1,000	£52,000	Tenanted	14/09/2017 – 13/09/2018
Flat 5	Fourth	2	842	£900	£46,800	Vacant	
Basement	Lower Ground	2	1,536	£1,250	£65,000	Tenanted	12/08/2017–11/08/2018
Totals		9	6,003	£6,145	£319,540		

* Rental value for flat 5 is estimated as it is vacant.

Tenure

Freehold

Sale Price

Price available on application

Legal Costs

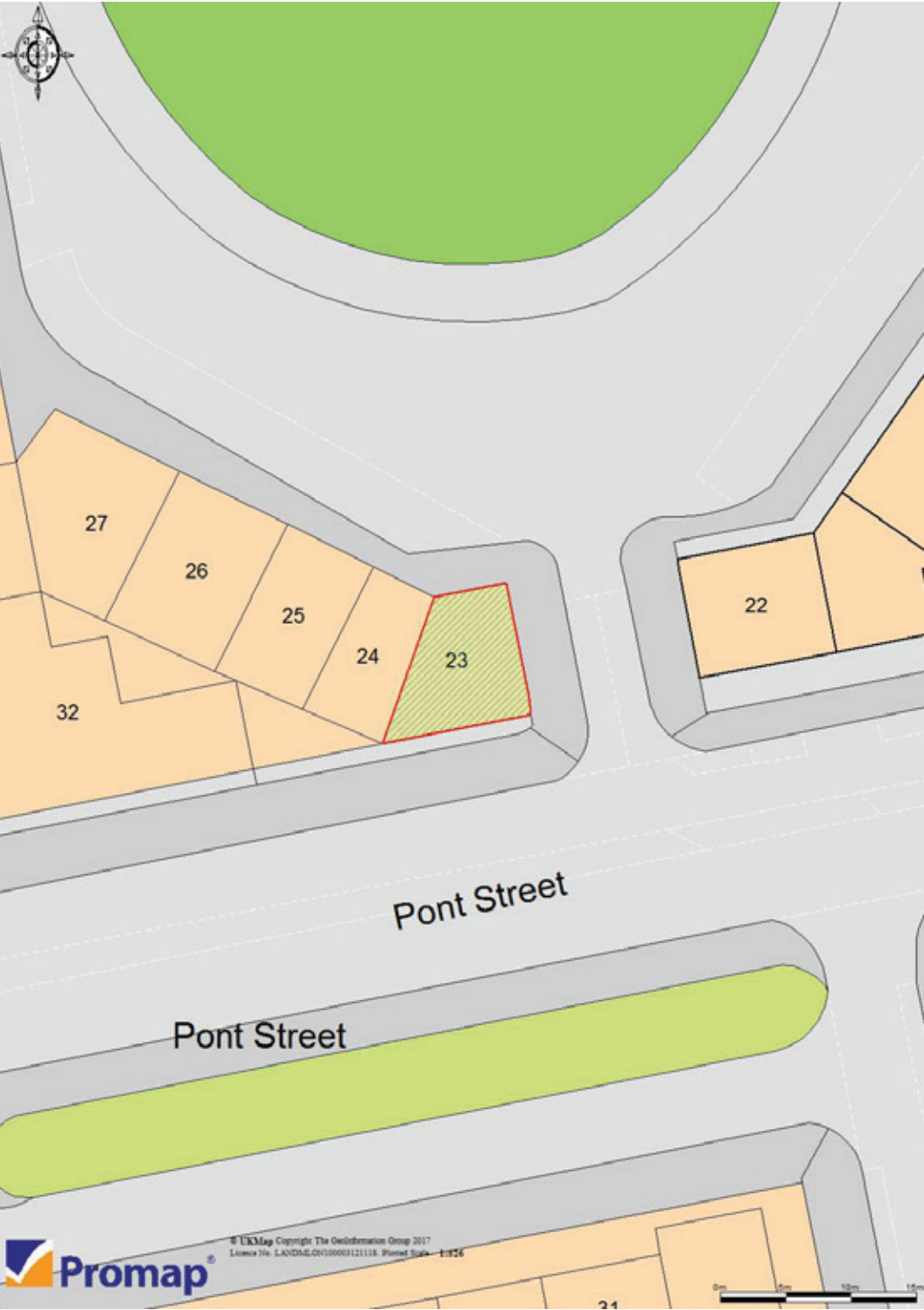
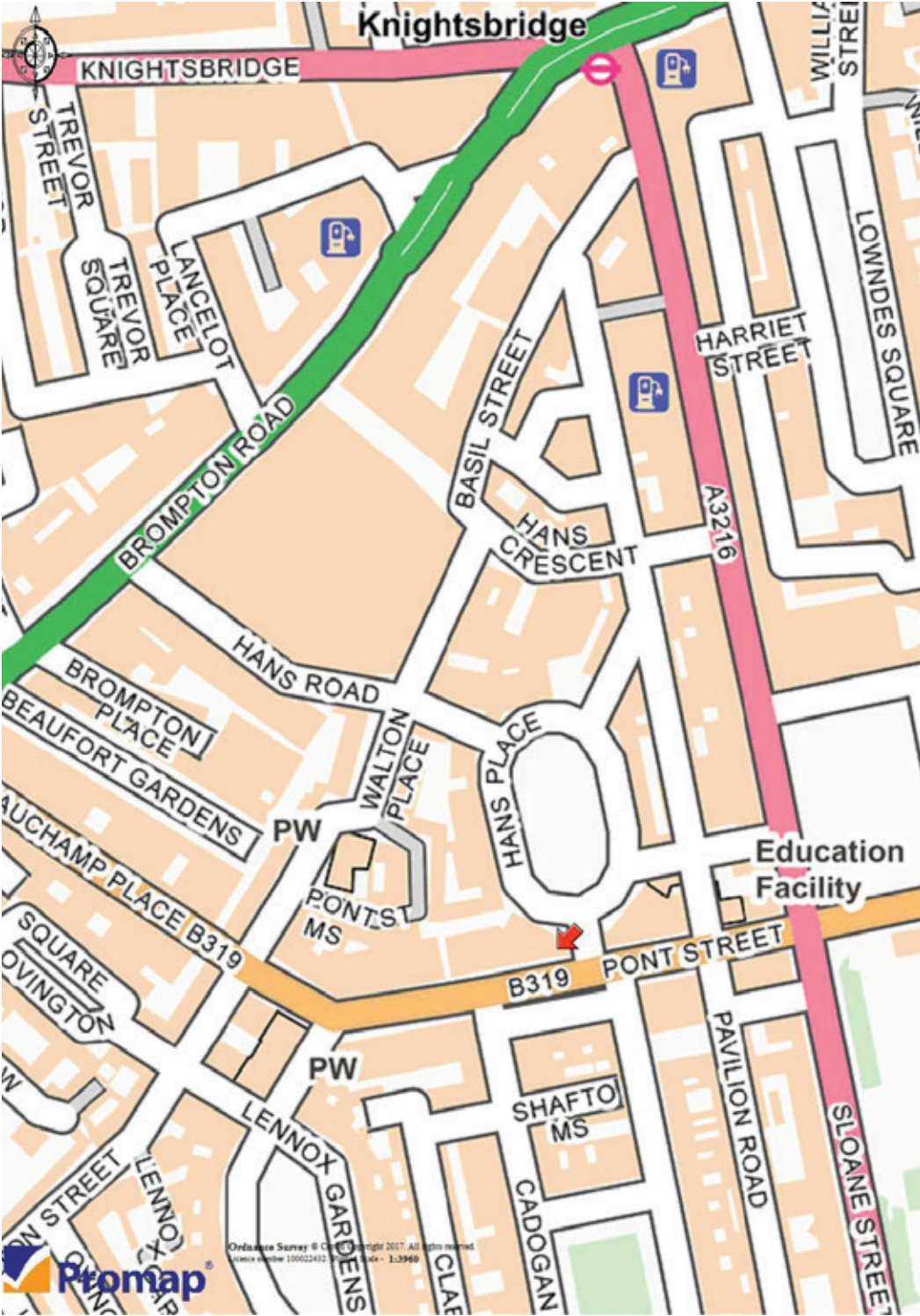
Each party to bear their own legal costs incurred

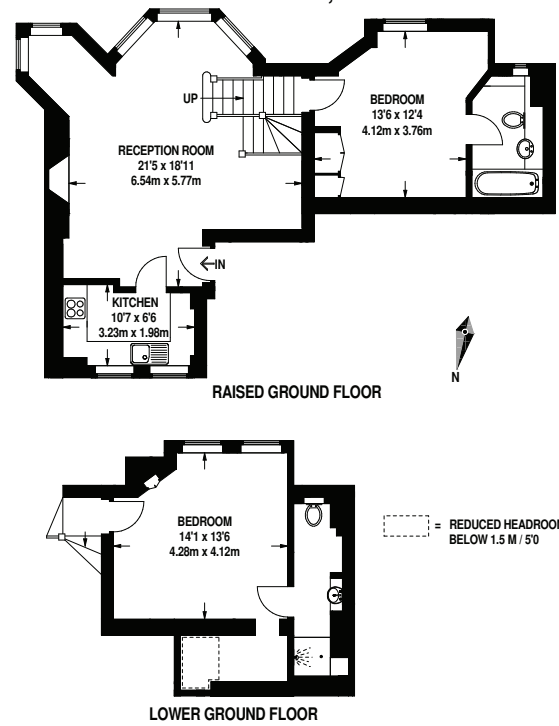
Viewings

Strictly by appointment through the selling agents Chestertons

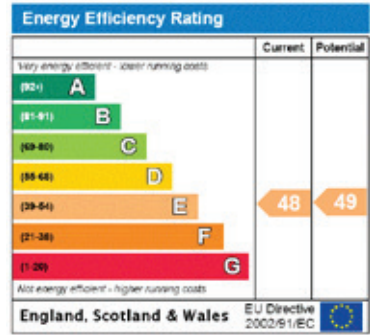
Leases

Copies of all leases are available on request

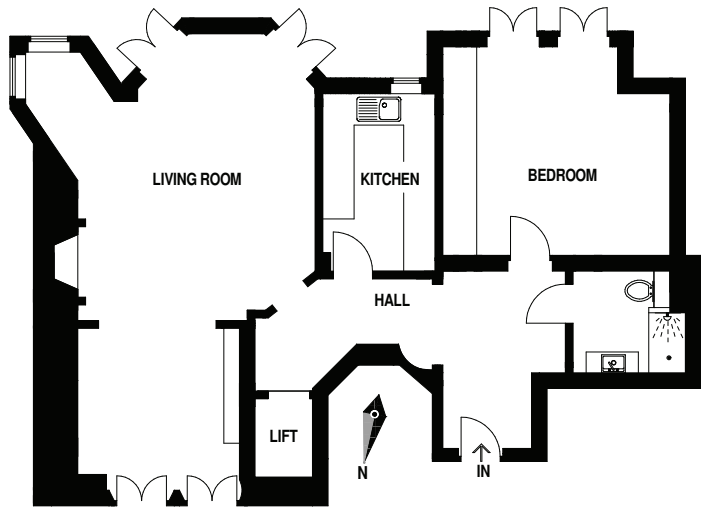




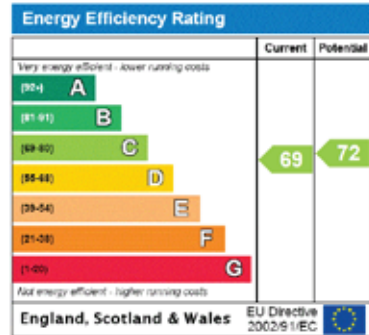
Ground Floor
Approximate gross internal floor area
963sq ft/ 89.5 sq m



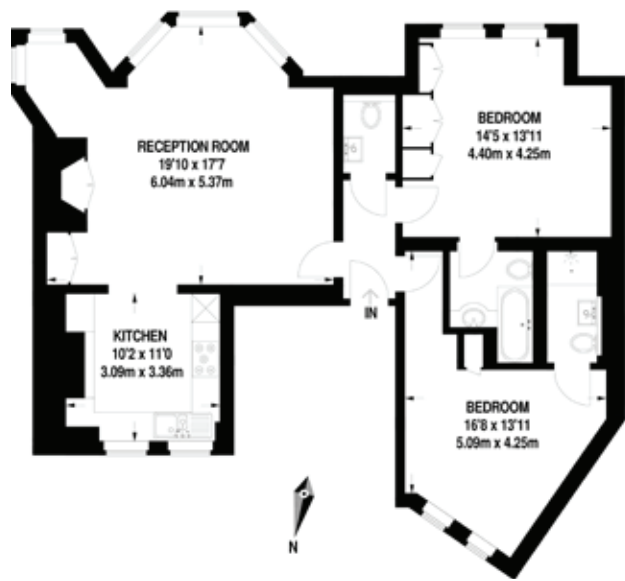
Flat 1



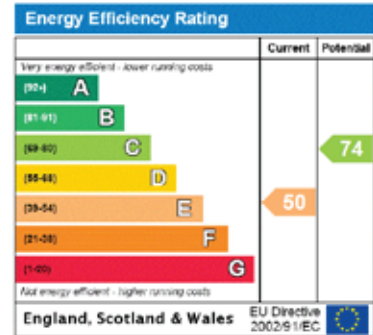
First Floor
Approximate gross internal floor area 834sq ft/77.5sq m



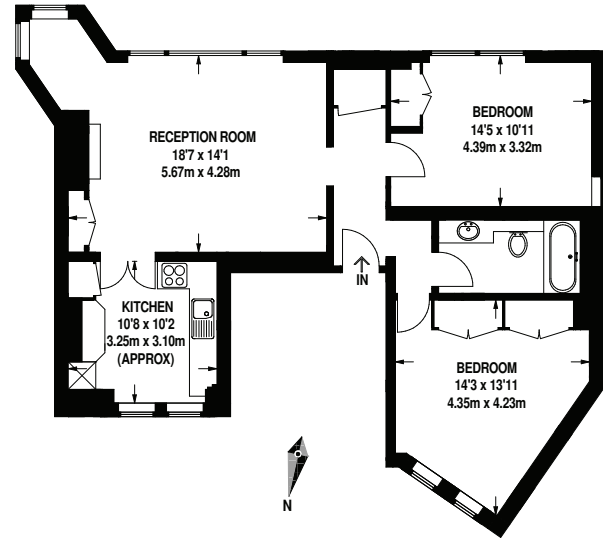
Flat 2



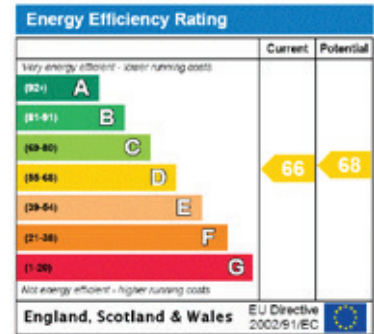
Second Floor
Approximate gross internal floor area 954sq ft/88.6sq m



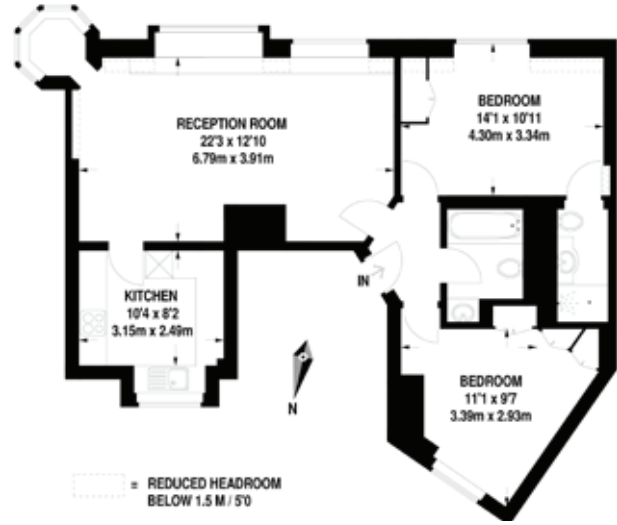
Flat 3



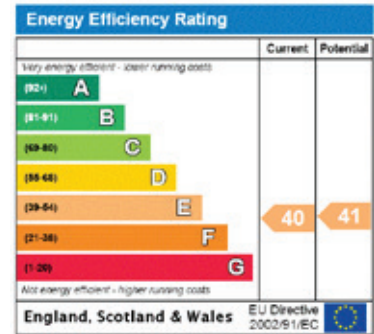
Third Floor
Approximate gross internal floor area
874sq ft/81.2sq m



Flat 4



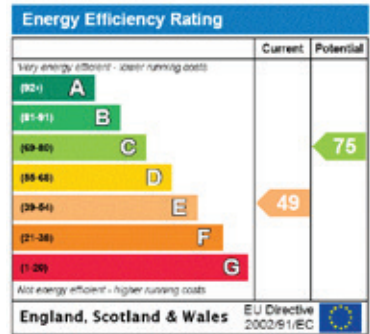
Fourth Floor
Approximate gross internal floor area
842sq ft/78.2sq m



Flat 5



Basement
Approximate gross internal floor area
1,536sq ft/142.7sq m



Flat 6



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