



HANS ROAD

LONDON SW3 1RT



A CHARMING SPLIT LEVEL PENTHOUSE DUPLEX SITUATED IN A WELL MAINTAINED AND PORTERED DOUBLE PERIOD BUILDING.

It is quietly located mid terrace and has lovely west facing views at the rear with a substantial roof terrace. Hans Road runs along the western flank of Harrods and is ideally positioned right in the heart of Knightsbridge.

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ACCOMMODATION

- 3 Double bedrooms
- 3 Bath / Shower rooms (all ensuite)
- Cloakroom
- Entrance Hall
- Kitchen / Breakfast room
- Reception room
- Roof terrace
- Lift
- Resident Porter



TERMS

Guide Price: £2,450,000

Lease length: 973 years remaining plus a share of the Freehold

Service charge: £17,585 for the year ending 30/9/25 into a reserve fund contribution

Ground rent: Peppercorn

Local Authority: Royal Borough of Kensington and Chelsea

Council tax: H

EPC: C



GROSS INTERNAL AREA (APPROX.)
119.84 SQ M - 1,290 SQ FT
INCLUDING RESTRICTED HEIGHT AREAS



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