







## Hans Place, Knightsbridge, SW1X

A newly refurbished, two bedroom, two bathroom flat with balcony, occupying the third floor of this handsome, red brick block on Hans Place in the heart of Knightsbridge, just moments from Harrods and all of the amenities of this vibrant neighborhood.

The flat, which measures approximately 861 sqft, has been finished to a high standard, with herringbone flooring, marble bathrooms and a bespoke, contemporary kitchen. Residents of the building also benefit from access to the beautifully manicured communal garden of Hans Place.

Hans Place is ideally situated for all the shops, boutiques and restaurants of Knightsbridge with Harrods only a short walk away.



## Hans Place, SW1X Approximate gross internal area 79.99 sq m / 861 sq ft Key: CH - Celling Height RECEPTION/ DINING ROOM 6.00 x 4.98M 11'5" x 6'1" BEDROOM 4.38 x 3.31M 14'4" x 10'10" RECEPTION/ DINING 8.00 x 4.98M 19'8" x 16'4" (CH - Celling Height) RECEPTION/ DINING 11'8" x 8'5" RECEPTION/ DINING 19'8" x 16'4" (2.93m) Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

Tenure: Leasehold - 88 years remaining (Expires- 15/03/2113)

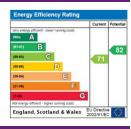
**Service Charge:** £7972.44 per annum

**Ground Rent:** Peppercorn

Local Authority: Royal Borough of Kensington & Chelsea

 $\textbf{Council Tax Band:} \, \mathbb{G}$ 

Asking Price £1,500,000



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