



## 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.

**CHESTERTONS**



**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

**Council Tax Band:** G

**Asking Price £1,500,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	71	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

## Chestertons Knightsbridge & Belgravia Sales

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