



HANS ROAD KNIGHTSBRIDGE SW3

A CHARMING THIRD AND FOURTH
FLOOR PENTHOUSE MAISONETTE
SITUATED IN THE HEART OF
KNIGHTSBRIDGE OPPOSITE HARRODS



It has a good-sized terrace at the rear with open westerly views and an attic level which is useful for storage or even the occasional "sleepover".

Hans Road runs down the western side of Harrods connecting the Brompton Road to Walton Place and Hans Place.

ACCOMMODATION

- Two bedrooms
- Bathroom en suite
- Kitchen
- Cloakroom
- Study area
- Reception room
- Attic
- Terrace
- Lift





TERMS

Price

£2,250,000

Tenure

Leasehold, 123 years remaining

Service Charge

Currently £3,492 per quarter,
including reserve fund
contribution

Ground Rent

£120 per annum

Local Authority

Royal Borough of
Kensington and Chelsea

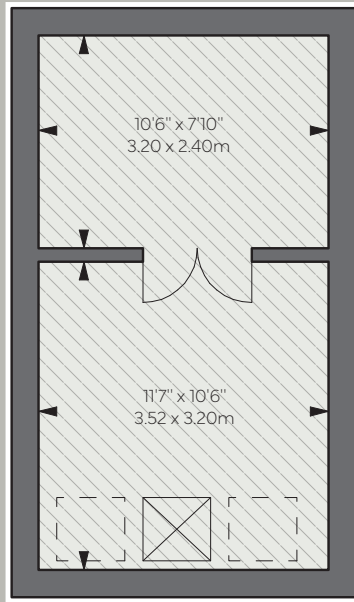
Council Tax

Band G

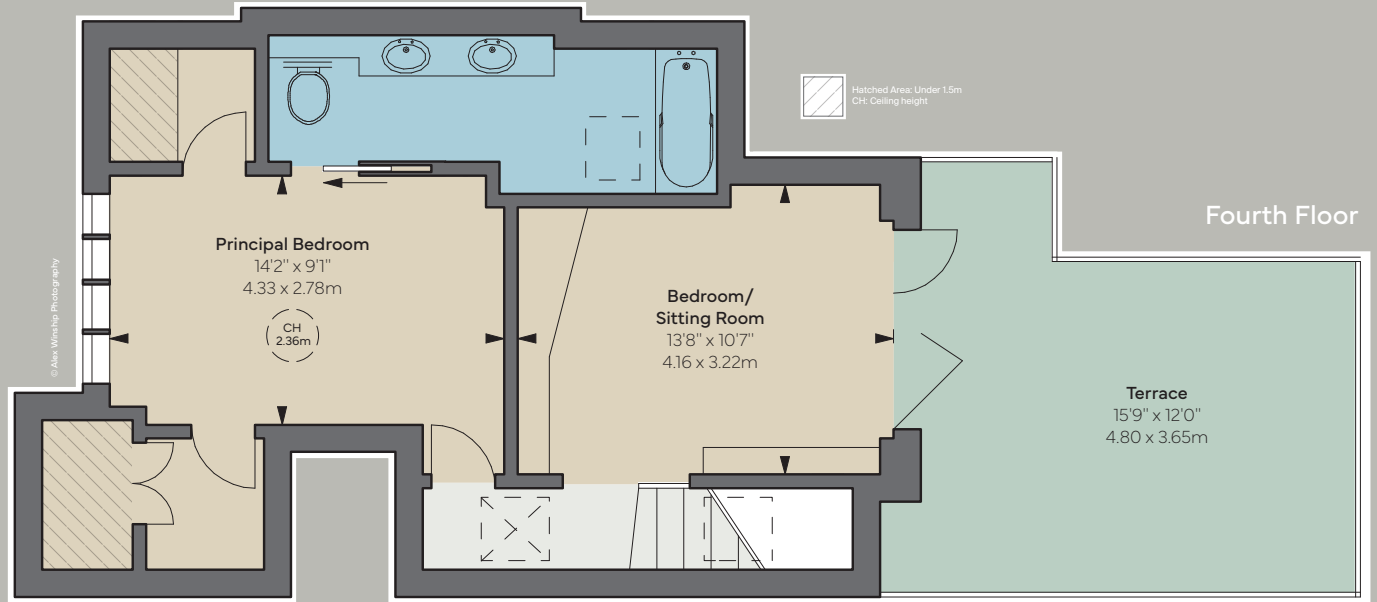
EPC

Rating E





Attic



Fourth Floor

APPROXIMATE GROSS INTERNAL AREA

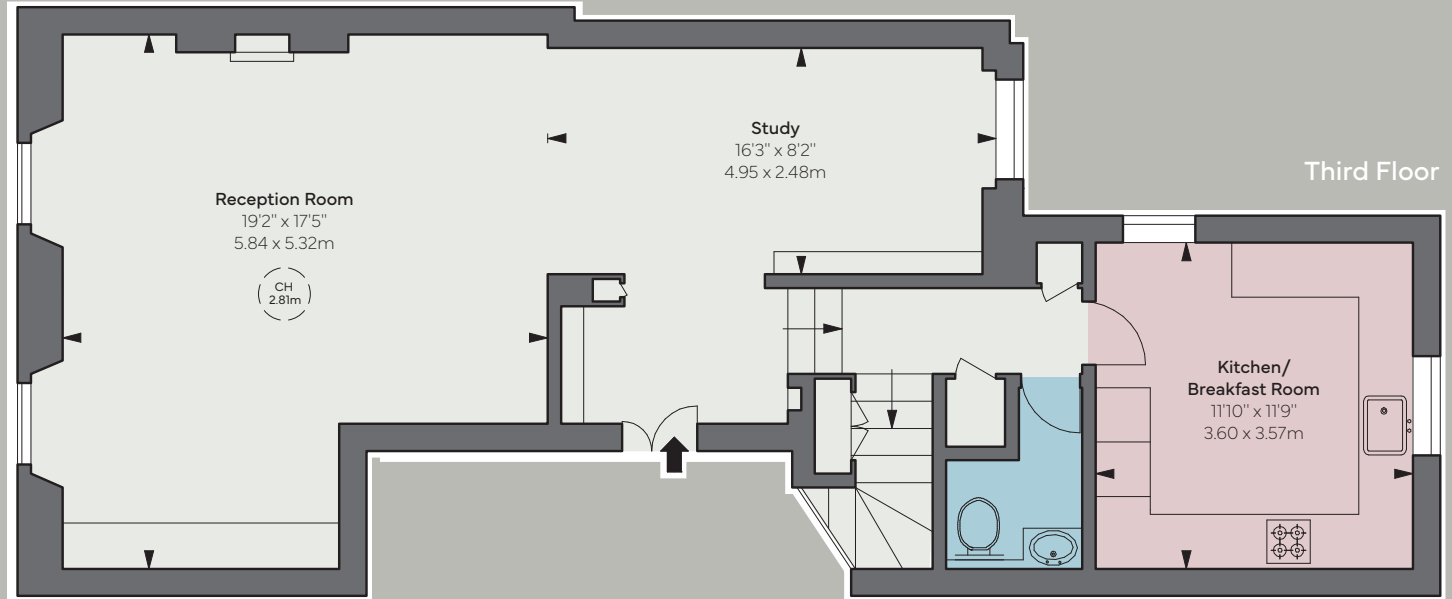
1,228 sq ft / 114.08 sq m
excluding attic

APPROXIMATE ATTIC AREA

203 sq ft / 18.86 sq m

TOTAL APPROXIMATE GROSS AREA

1,431 sq ft / 132.94 sq m



Third Floor

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 21/06/24 JLL-230726-06GG

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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