

## 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**: £2,650,000

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









GROSS INTERNAL AREA (APPROX.)

119.84 SQ M - 1,290 SQ FT

INCLUDING RESTRICTED HEIGHT AREAS

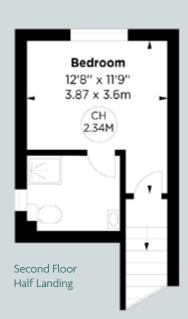


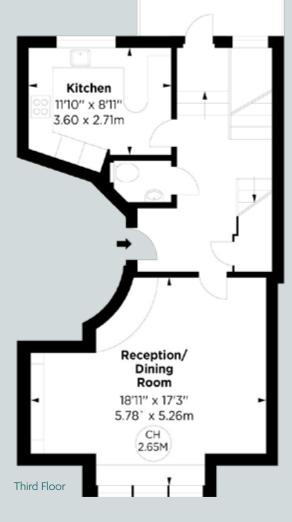


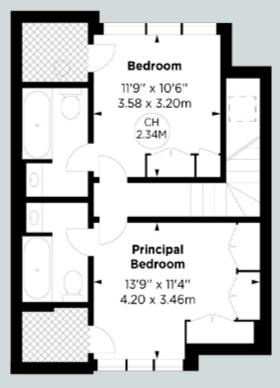
CH - Ceiling Height

Key:

Under 1.5m Area -







Fourth Floor

JLL Knightsbridge 174 Brompton Road, London, SW3 1HP 020 7306 1610



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