



{ HANS CRESCENT KNIGHTSBRIDGE SW1X
£2,500 PER WEEK AVAILABLE 04/01/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Hans Crescent Knightsbridge
SW1X**

**£2,500 Per Week
Furnished**

 **3 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Three Double Bedrooms, - Two Bathrooms, - 24 Hour Concierge, - Second Floor With Lift, - Air-Conditioning, - Wood Floor, - 1457ft² Lateral Living Space, - Council Tax Band H, - Available Now
Furnished

Council Tax

Council Tax Band H

Hamptons

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{ A FANTASTIC SECOND FLOOR (LIFT) THREE DOUBLE BEDROOM APARTMENT.

The Property

A fantastic second floor (with lift) three double bedroom apartment with air-conditioning, 24 hour concierge set within this historic building. Comprising large open plan kitchen with reception. The Kitchen area provides ample cooking space with a breakfast bar and tiled flooring leading to the reception with a comfortable seating area with a dining table to seat 6 people positioned in the bay window providing a wealth of natural light. Principal bedroom benefiting from a dual aspect, en-suite bathroom and plenty of built in cupboards by way of sliding doors, second double bedroom with bay window and equal size and storage to the Principal bedroom. Third double bedroom with additional family bathroom. The apartment has wood floors throughout except in the bathrooms and kitchen being tiled. Air-conditioned to each of the rooms and offering 1,457ft² of lateral living space in a prime Knightsbridge address.

Location

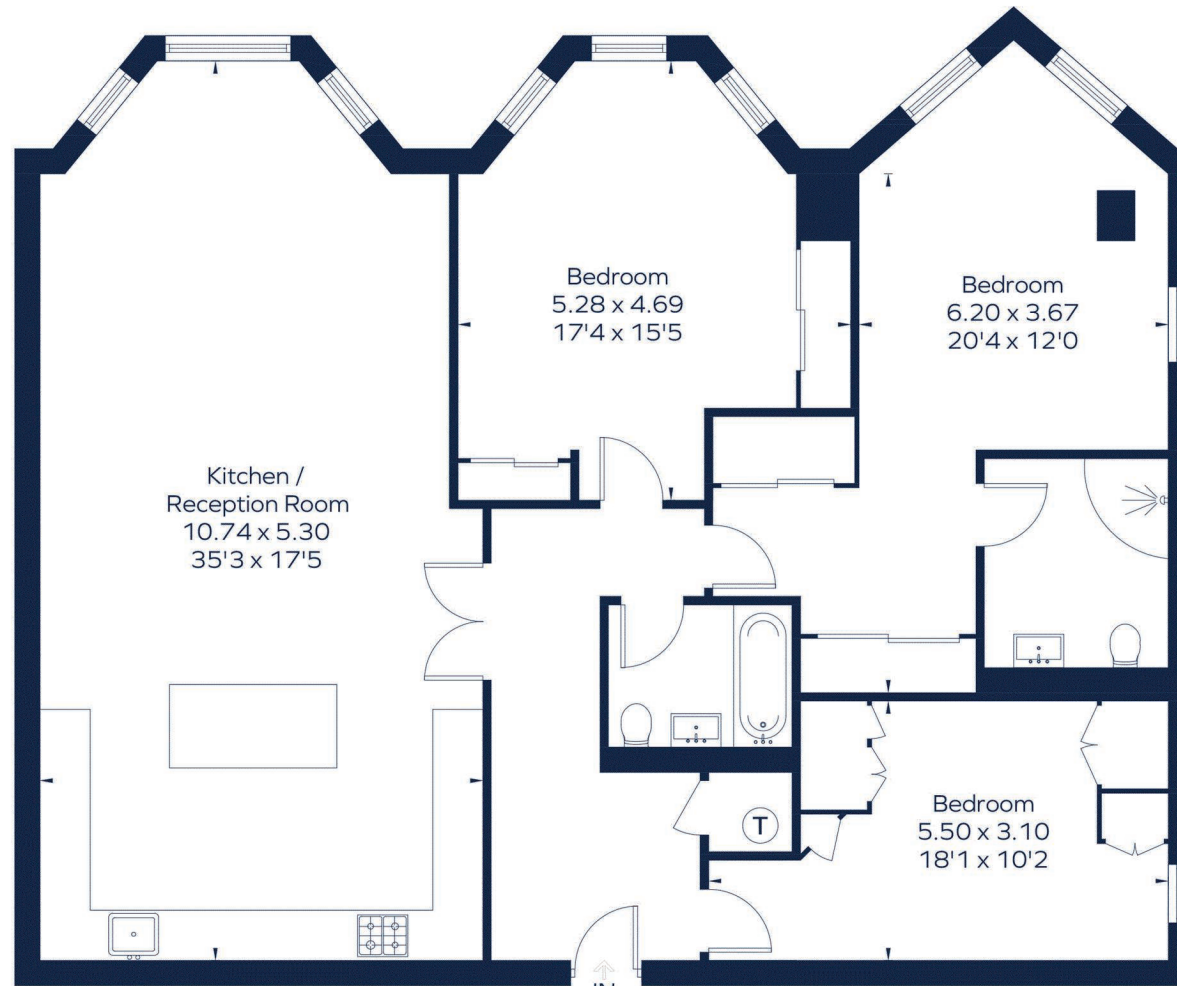
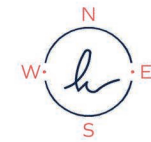
Located in this historic building, formally a Crown Court and The Hans Crescent Hotel, accessed from either Pavilion Road or Basil Street and benefiting from being in close proximity to Harrods and the boutique shopping offered on Sloane Street. Knightsbridge underground station is 0.2 miles away providing the Piccadilly line for easy travel in to Central London or Heathrow.



HANS CRESCENT

Approximate Gross Internal Area

Second floor = 1477 sq. ft. (137.2 sq. m.)



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 1014019

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (A)	79-92		81
Energy Efficient (B)	69-78		
Decent (C)	59-68		
Below Average (D)	49-58	70	
Needs Improvement (E)	39-48		
Low Energy Efficiency (F)	29-38		
Very Low Energy Efficiency (G)	1-28		

England & Wales EU Directive 2002/91/EC

