



**{ HANS CRESCENT KNIGHTBRIDGE SW1X**  
*£1,350 PER WEEK AVAILABLE 15/05/2024*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Hans Crescent Knightbridge SW1X**

**£1,350 Per Week  
Furnished**

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

## Features

- Raised Ground Floor, - Over 1000ft<sup>2</sup>  
Lateral Living Space, - Recently  
Refurbished, - Spacious Reception/Dining  
Room, - Two Bedrooms, - En-Suite Shower  
Room, - En-Suite Bathroom, -  
Air-Conditioning, - Day Porter, - Council  
Tax Band C

## Council Tax

Council Tax Band C

## Hamptons

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Knightsbridge, London, SW3 1HW  
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# { A TWO DOUBLE BEDROOM APARTMENT IN THE HEART OF KNIGHTSBRIDGE.

## The Property

A recently refurbished two bedroomed apartment situated on the raised ground floor of this popular building in this prime Knightsbridge location with the benefit of a day porter and Air-Conditioning. Accommodation comprises, stunning reception room with wood floors, high ceilings and dressed with luxurious furnishing with the additional benefit of its own entrance into the reception room along with the additional entrance via the communal entrance with porter. The well equipped kitchen is located next to the reception ideal when entertaining and includes glass door for use when required. Two double bedrooms both with generous cupboards, en-suite bathroom, en-suite shower room, additional guest WC. A truly lovely apartment offering over 1000ft<sup>2</sup> of lateral living space and on the raised ground floor.

## Location

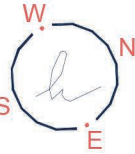
Hans Crescent runs between Pavillion Road and Basil Street with Knightsbridge underground station being 0.2 miles away offering the Piccadilly Line for easy access to Central London and or Heathrow.



# HANS CRESCENT

Approximate Gross Internal Area

1006 sq. ft. (93.5 sq. m.)



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 721784

### 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
100 kWh/m <sup>2</sup> or less	A		
71-100 kWh/m <sup>2</sup>	B		
51-70 kWh/m <sup>2</sup>	C		
31-50 kWh/m <sup>2</sup>	D	64	68
21-30 kWh/m <sup>2</sup>	E		
11-20 kWh/m <sup>2</sup>	F		
1 kWh/m <sup>2</sup> or more	G		

England & Wales EU Directive 2002/91/EC

