

Hanover Street, London **WIS**

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# Hanover Street

## London **WIS**

A fabulous one bedroom flat redesigned by the renowned Karim Rashid and for sale with the benefit of the furniture and artwork. The apartment is situated on the second floor with lift access and features an open-plan kitchen/reception room well equipped with modern appliances. The reception room benefits from a private balcony with views over Hanover Street and across to Hanover Square.

The double bedroom is generous in size with ample storage. There is a beautifully designed en suite bathroom with a Toto toilet and walk in shower. There is further storage and an additional guest w/c within the apartment, which also benefits from underfloor heating and smart home features throughout including Philips Hue Lights.



**Guide price:** £1,750,000

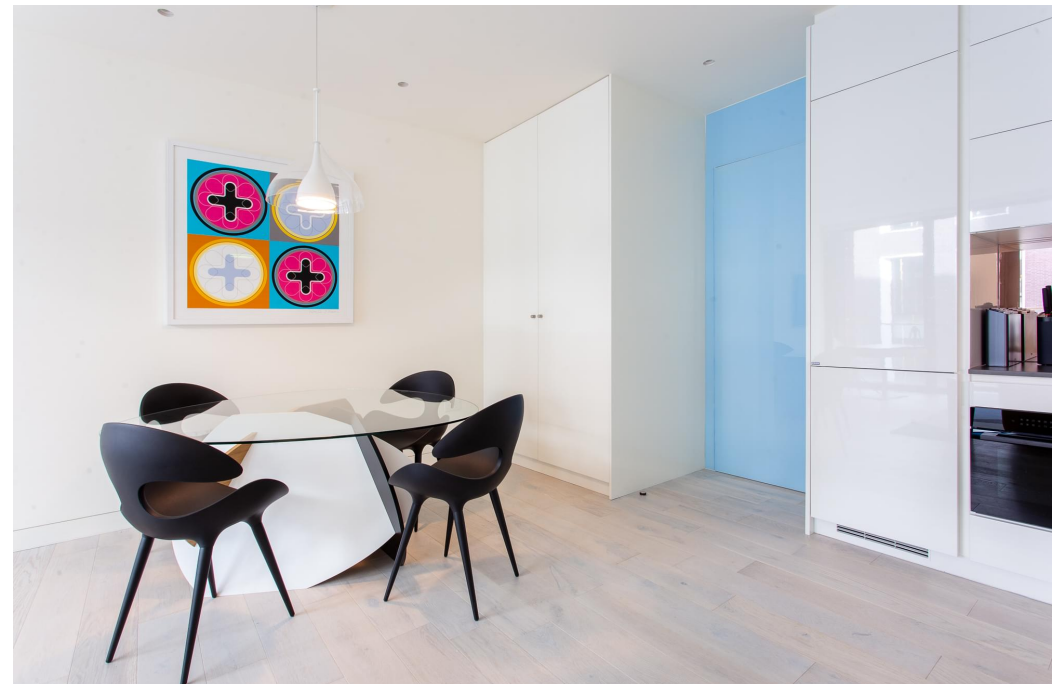
**Tenure:** Leasehold: approximately 238 years remaining

**Service charge:** £11,205 per annum, reviewed every year, next review due 2025

**Ground rent:** £500 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** G







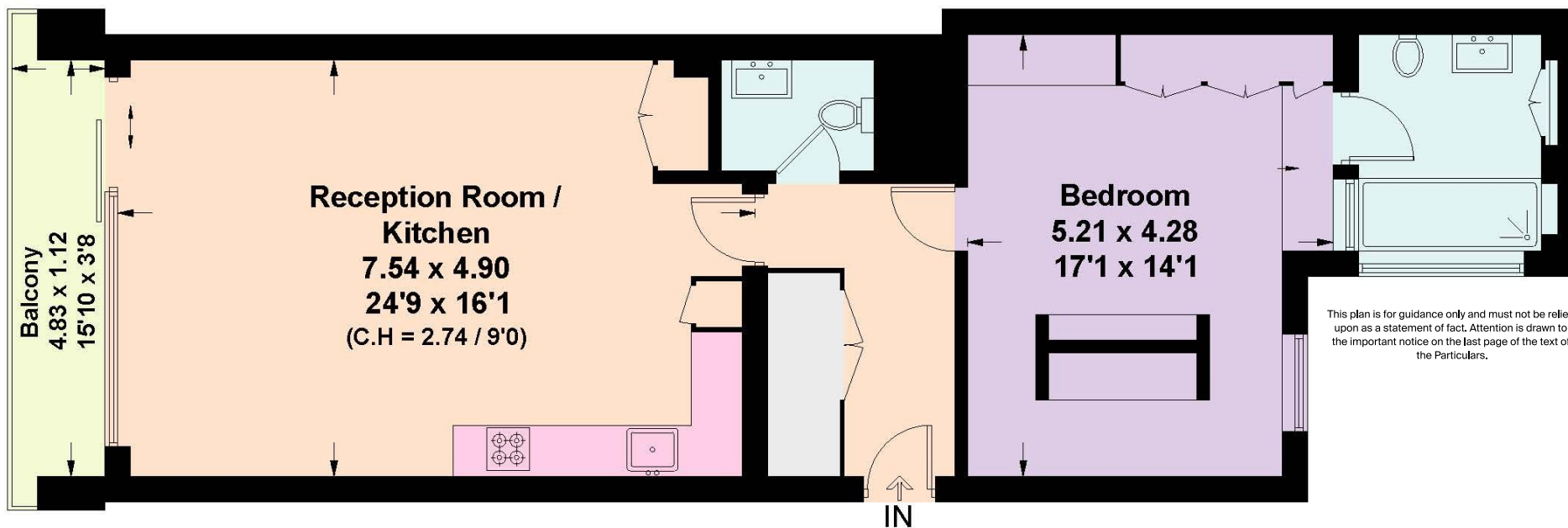
## Location

The property is located on Hanover Street, neighbouring both Mayfair to the west and Soho to the east. A fantastic location benefitting from the world-class shopping, dining, arts and entertainment that Mayfair and Soho have to offer. The property's position is perfect for those seeking easy access to the main shopping and business districts of Central London, with access to the The City and Canary Wharf available at nearby Oxford Circus and New Bond Street Underground Stations.



# Hanover Street, W1S

Approximate Floor Area = 76.7 sq m / 825 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## Second Floor

Knight Frank

Mayfair

120a Mount Street

London W1K 3NN

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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