

HANS PLACE

KNIGHTSBRIDGE SW1

A beautiful Grade II listed house situated on one of London's most sought-after garden squares

This beautiful Grade II listed house is situated on one of London's most sought-after garden squares. Designed by the renowned Georgian architect Henry Holland whose celebrated works include Carlton House, the Brighton Pavilion and Brooks' on St James Street. This family house is set on the western side of Hans Place which consists of a number of historic frontages which trace the evolution of the square from the inception of 'Hans Town' in 1770 to the present day.

Offering approximately 5,357 sq ft (497.94 sq m) this five bedroom house is offered in excellent condition and the high ceilings and large windows on the principle floors offer an abundance of natural light throughout. A further benefit of this highly sought after home is a passenger lift, sympathetically designed, without compromising the integrity or historic character of the building.

Hans Place is ideally situated in the heart of Knightsbridge, a moments' walk from Harrods and the world class shopping district of Sloane Street. The house is moments away from the world class hotels, restaurants, luxury boutiques, shops, amenities and museums that the area has to offer. Knightsbridge tube station is within close walking distance.

This is a very special family home that has been elegantly and traditionally designed to offer very flexible living.







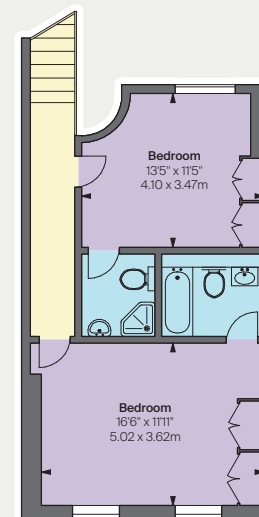
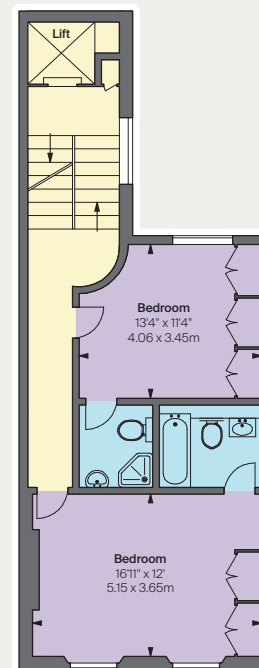
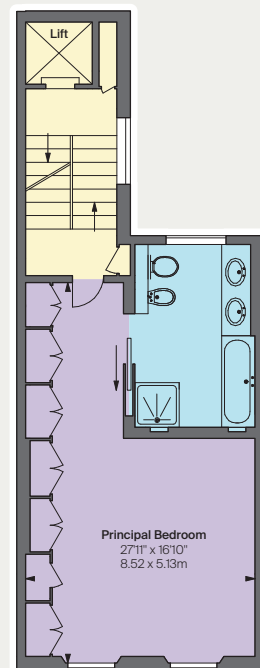
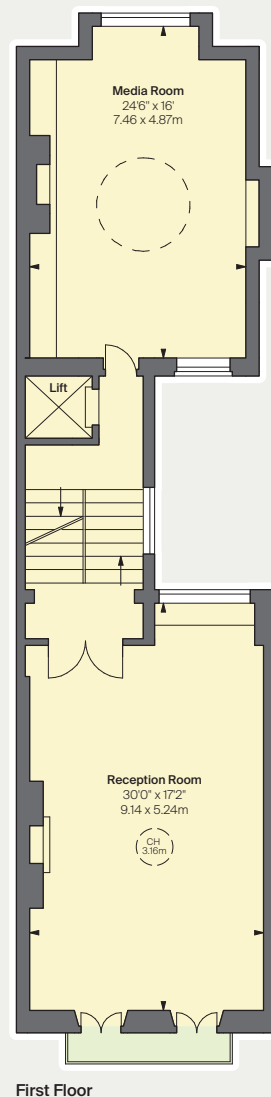
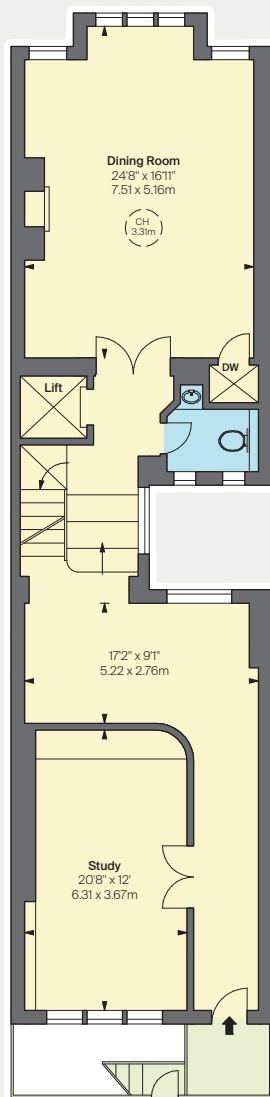
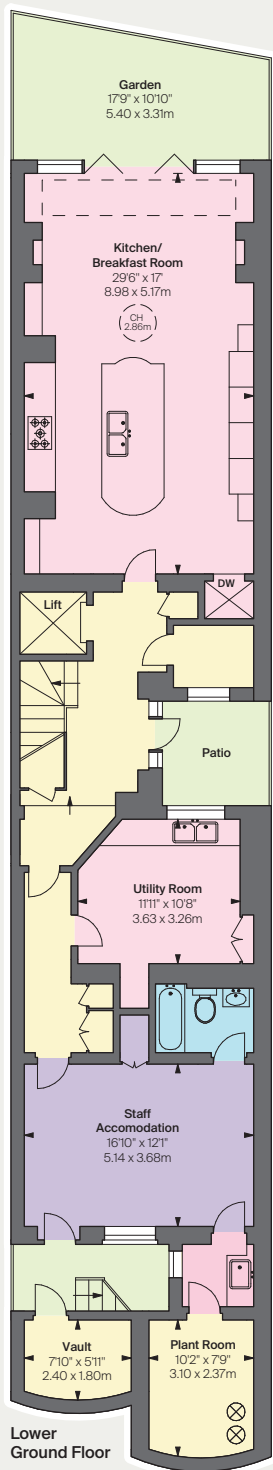


The first floor reception room faces directly east and with ceilings in excess of 3m is a wonderful and spacious room for formal and informal entertaining. The Smallbone designed kitchen is to the rear of the property, perfectly balanced for family living or entertaining, with a centre island leading to an informal dining area overlooking the patio garden. On entering the house there is the study and entrance hall which lead through to the beautifully proportioned formal dining room.





The master bedroom suite occupies the entire second floor and there are a further 4 bedrooms with en suites. Further benefits include a large media room with projector, separate entrance and staff accommodation, utility room, dumb waiter between the kitchen and dining room. The house offers (subject to the usual permission from Cadogan) access to the beautiful Hans Place Garden's.



Freehold

Price on application

Local Authority

The Royal Borough of
Kensington & Chelsea
EPC D

Approximate Gross Internal Area

5,314 sq ft / 493.67 sq m
excluding vault

Vault Area

46 sq ft / 4.27 sq m

Total

5,357 sq ft
497.94 sq m



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.



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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 01/04/21. Photographs and videos dated 01/07/20.

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