



Hans Place, Knightsbridge **SW1X**



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SWIX

Situated in a handsome red brick Victorian building on one of London's most prestigious garden squares, this triplex-style apartment, with a long lease of 113 years, seamlessly blends historical charm with modern sophistication.

As you enter the apartment, a striking staircase creates an impressive entrance, setting the tone for the refined interiors. The grand drawing room boasts commanding proportions, complete with paneling, intricate cornicing, and chandeliers. There are also lovely green views onto the communal gardens, making it a bright and airy space for relaxation and entertaining.



Guide price: £6,500,000

Tenure: Leasehold: approximately 112 years, and 10 months remaining

Service charge: Approximately £5,000 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H



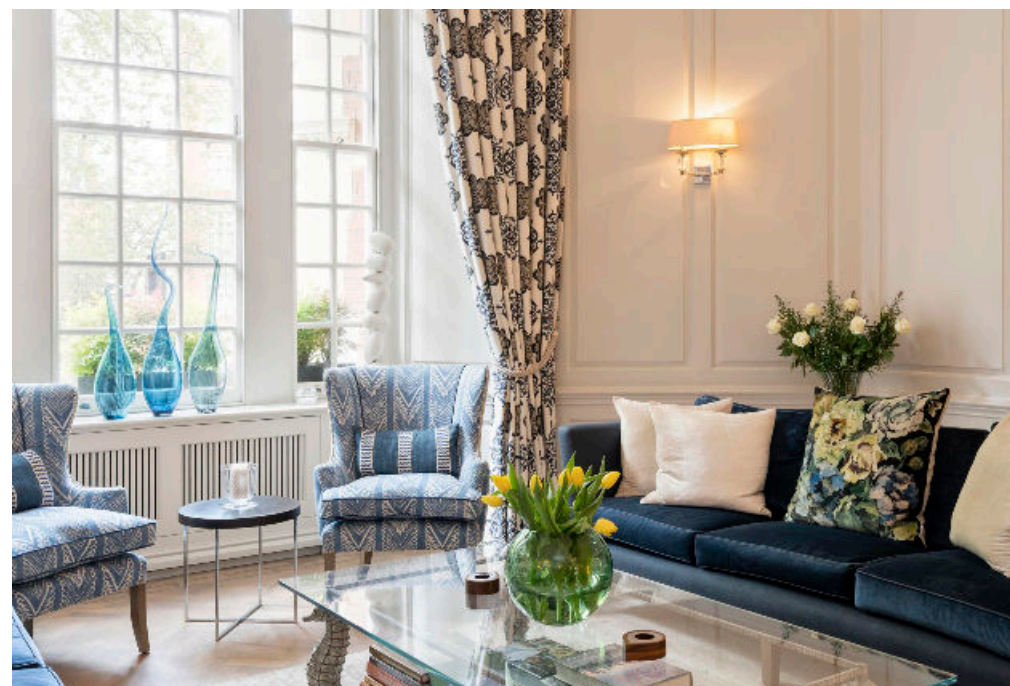
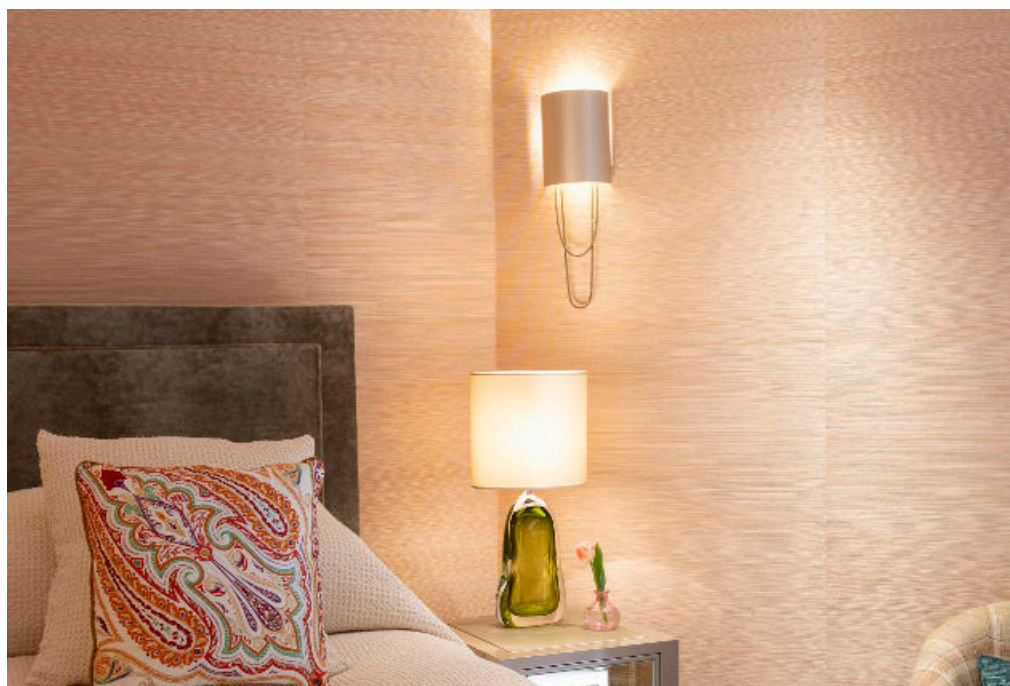


Location

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 property 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.

Outdoor spaces include a charming courtyard garden and access to the highly desirable and peaceful Hans Place communal gardens.



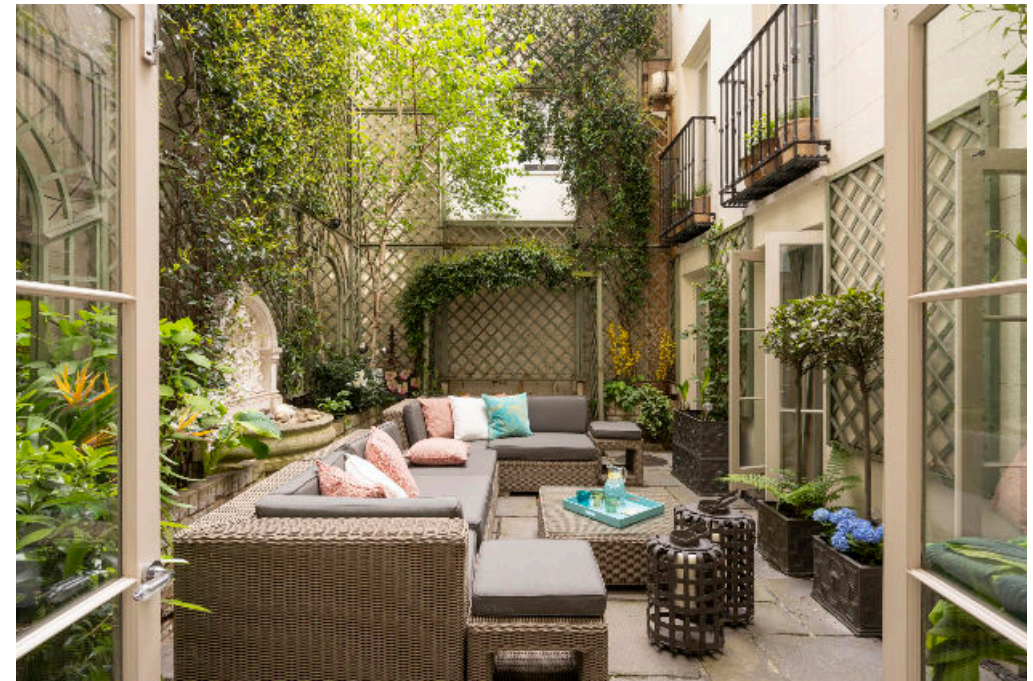




The beautifully designed family kitchen is a highlight of the home, featuring floor-to-ceiling glass doors that open to overlook the private courtyard garden. This inviting space is perfect for casual dining and entertaining, making it the central hub of the apartment.

For added convenience, the apartment includes a separate utility room, fantastic storage throughout, and a guest lavatory. The property also features three fully working gas fires in the drawing room, family room, and kitchen, as well as gas central heating with underfloor heating, ensuring comfort throughout the year.

Additional storage vaults, accessible via steps to the side of the building, provide ideal storage for seasonal items and bicycles.

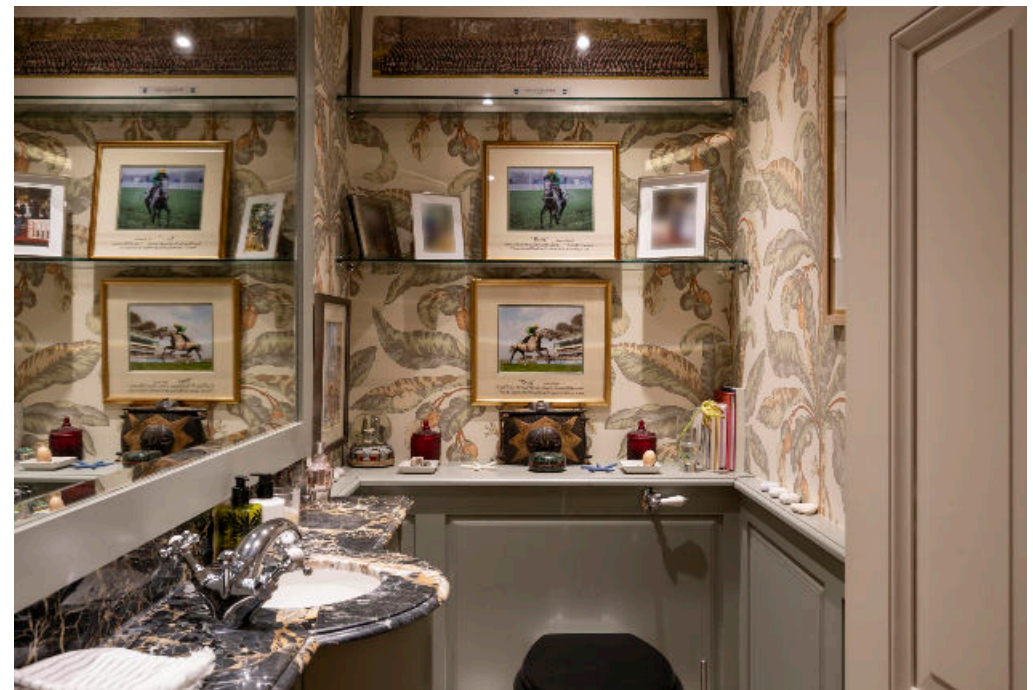
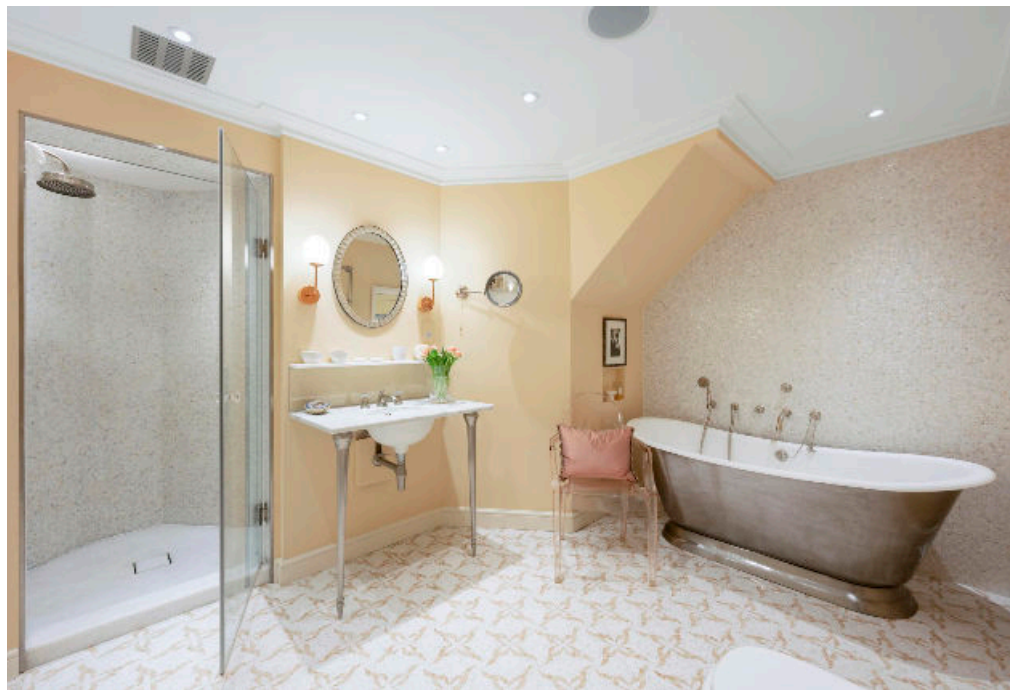
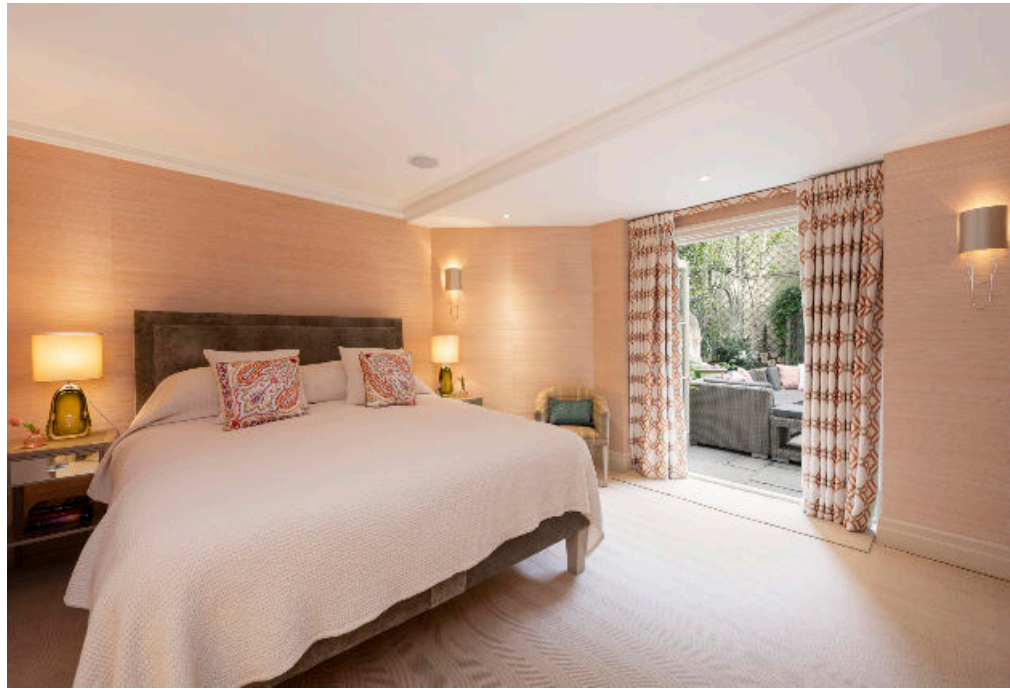




The master bedroom suite is both comfortable and functional, complete with a stunning en suite bathroom featuring a bath and shower, extensive mirrored cupboards, and a walk-in wardrobe. There are two additional double-bedroom suites and a further bedroom.

Upstairs, there is a second sitting room that serves as a versatile family TV/entertainment room with built-in office facilities, providing flexibility. This room is exceptionally quiet, being located on the top floor of the rear extension.

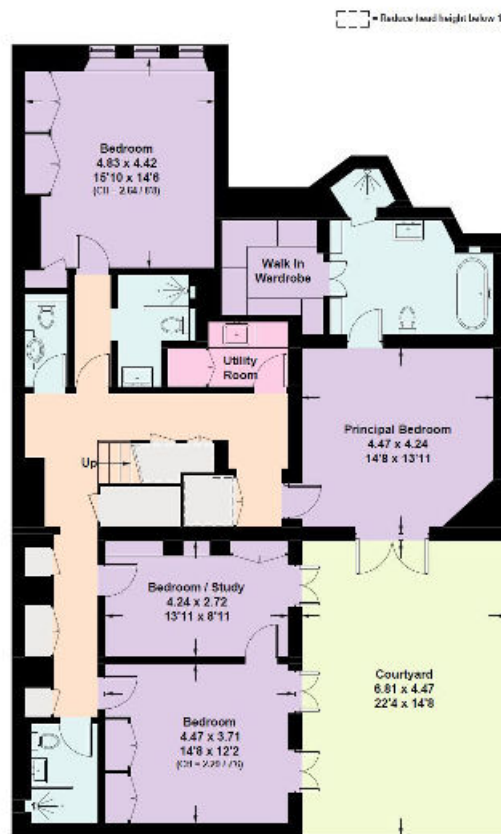




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**Approximate Gross Internal Floor Area
311.4 sq m / 3352 sq ft**

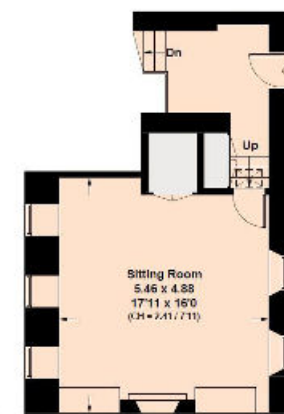
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor



Raised Ground Floor



First Floor

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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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