



Hans Place, Knightsbridge, London **SWIX**

Hans Place, Knightsbridge **SW1X**

The house enjoys wonderful light and has southern exposure. The property benefits from five bedrooms of which three have en-suite bathrooms and there is generous bespoke storage throughout. The staff flat affords a fourth en-suite.

Located on one of the most sought-after garden squares on the Chelsea-Knightsbridge boundary, the property is arranged over six floors and is south-west facing. The ground floor and first floor boast generous lateral space with large and well-proportioned rooms.

The house is widely regarded as occupying the prime position on Hans Place, as it captures sunlight throughout the day.



Guide price: £9,950,000

Tenure: Available freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H



The lower ground floor of this property contains a gym, a bespoke wine cellar, utility room and a staff flat -- all fully refurbished and modernized. The staff flat has an in-built kitchen, living room, bedroom and fourth en-suite bathroom and its own access. The ground floor has a large, stunning, oak-panelled living room with superb floor to ceiling heights as well as a substantial fireplace featuring a magnificent Red Delhi sandstone stone surround.

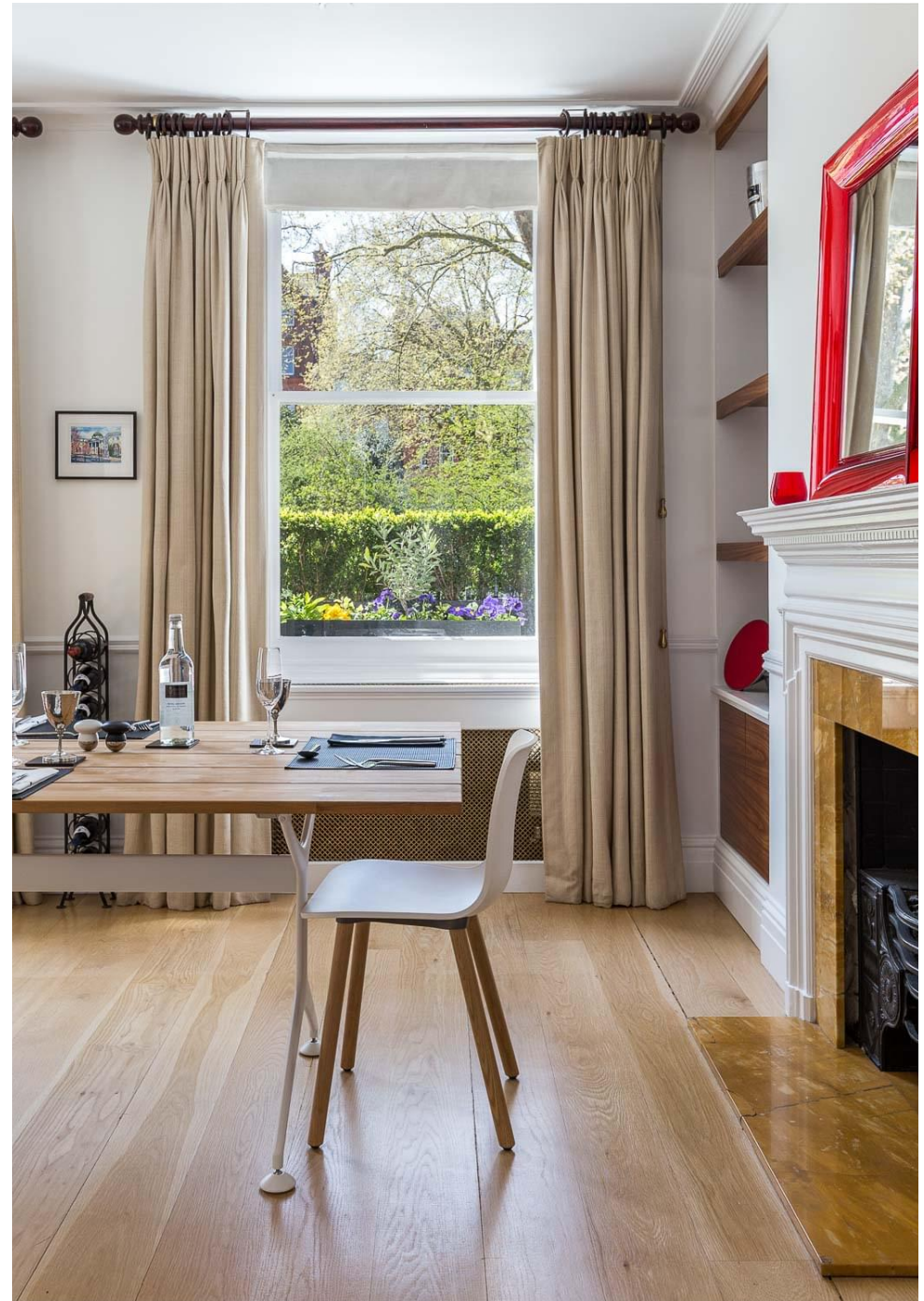
The kitchen and dining room are positioned at the front of the building with two large skylights built into the kitchen's ceiling, drawing light down to the gym in the basement. The breakfast room just off the kitchen provides a perfect, bright snug.

The first floor comprises an impressive, cove ceiling primary suite that occupies the whole of the East wing and benefits from a ladies' dressing room, generous cupboard space and a large en-suite bathroom. The large formal drawing room, also on the first floor, has spectacular floor to ceiling French windows with Juliette balconies overlooking the garden square. The room spans the west wing and provides access to a well-maintained roof terrace.

Bedrooms two and three occupy the second and third floor respectively, both benefitting from en-suite bathrooms, southwest exposure and substantial storage. Bedroom three has a separate dressing area. Bedrooms four and five occupy the fourth floor and benefit from a shared bathroom and a separate dressing room. This space is ideal for guests or teenage children.

The entire property has been upgraded, double-glazed, re-plumbed, re-wired, sound and heat insulated and modernized over the past three years by the owner.

The property benefits from a stylish, large single garage with an electric car charging unit. The garage has additional space for storage and the electric door has been widened to provide enough space for a large executive car or SUV. The house benefits from extensive additional cellarage and two attics, providing unusual storage space for central London.





Hans Place, SW1X

**Approximate Gross Internal Floor Area
464.2 sq m / 4997 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.



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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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