



Hans Crescent,
Knightsbridge **SW1X**



A modern flat in Knightsbridge **SW1X**

This spacious second floor flat in Knightsbridge benefits from direct lift access and parquet wood floors in all the principal rooms.

The property comprises a spacious south facing reception room, separate dining room and modern kitchen with integrated appliances. The principal bedroom features fitted wardrobes and en suite bathroom, with a second double bedroom enjoying access to a further shower room.

The stunning period building further benefits from a caretaker and a share of freehold.



Guide price: £2,495,000

Tenure: Share of freehold plus leasehold, approximately 108 years remaining

Service charge: £6500 per annum, reviewed every year, next review due 2024

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G







Hans
Crescent is a
sought-after
prime
address.





Kensington Gardens

Hyde Park

St. James's Park

Green Park

KENSINGTON ROAD

PARK LANE

Mandarin Oriental

The Lanesborough

Knightsbridge

Royal Albert Hall

Knightsbridge

Bulgari Hotel



Harvey Nichols

Buckingham Palace

QUEEN'S GATE

Imperial College London

BROMPTON ROAD

Harrods

Science Museum

Jumeirah Carlton Tower

Natural History Museum

V&A Museum

London Oratory

SLOANE STREET

EATON SQUARE

South Kensington



Victoria Station



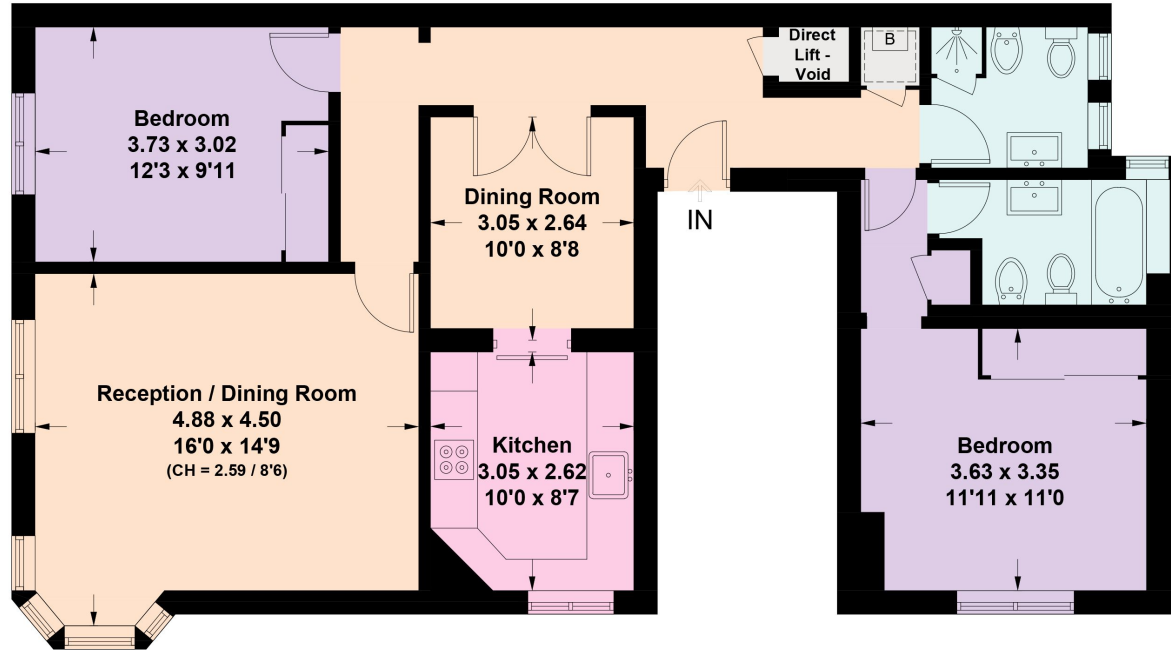
SLOANE AVENUE

Belgravia

Peter Jones



Sloane Square



Second Floor

Approximate Gross Internal Floor Area
86.40 sq m / 930 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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