



Hans Place  
Knightsbridge SW1X

**M**askells



With high ceilings and generous room sizes, this is a superb 1st and 2nd floor duplex apartment on one of Knightsbridge's most sought after garden squares.



## Accommodation and Amenities

- EXCELLENT CONDITION
- PRIME LOCATION
- GRAND PROPORTIONS
- LONG LEASE
- COMMUNAL GARDEN SQUARE

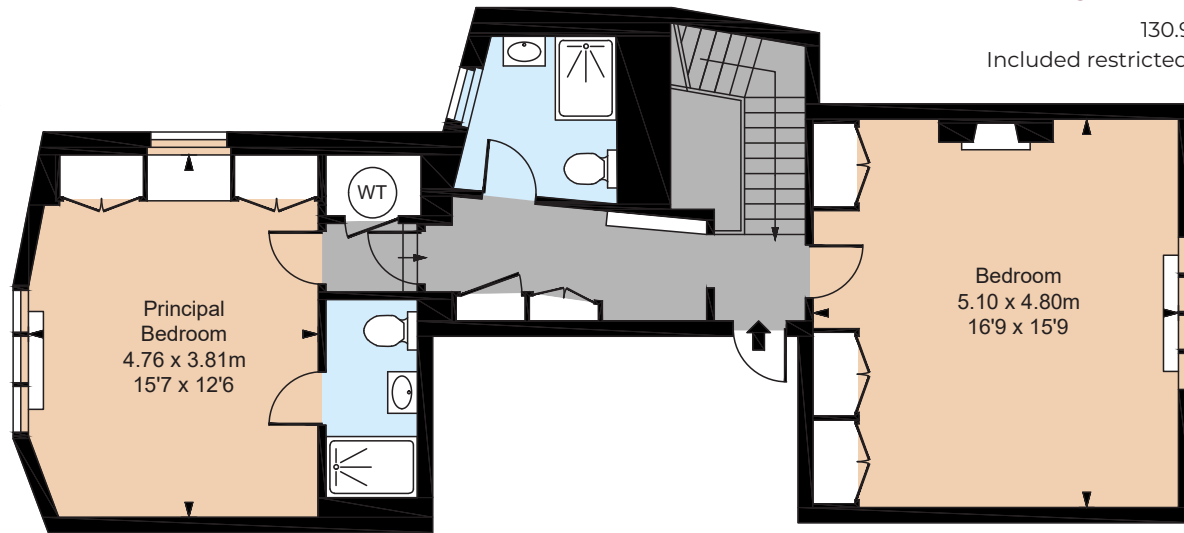
On the 1st floor, there is a wonderfully grand reception room / dining room with ceiling heights of over 3m, and double doors leading out onto a full-width balcony, overlooking the communal gardens. A fireplace forms a focal point to this room, which is the perfect space in which to relax or entertain. Towards the rear is a very well-appointed kitchen and breakfast room with a modern finish and a double aspect. There is also a guest cloakroom conveniently tucked away.

On the 2nd floor, there are two excellent double bedrooms of good sizes, both with built-in storage, which are supported by two shower rooms. There is additional storage on the landing.

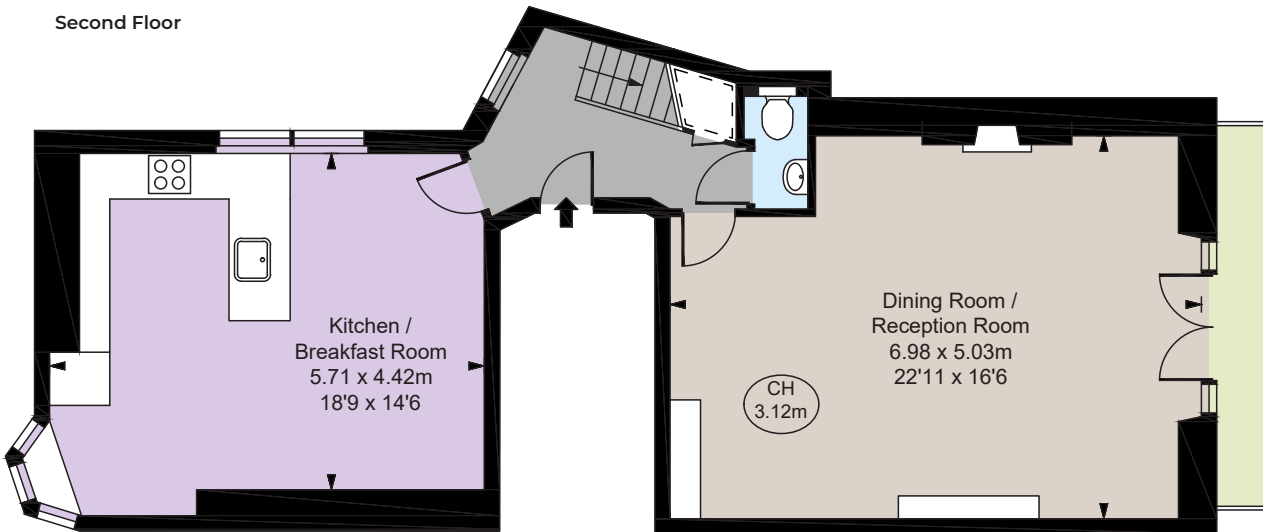
Hans Place is a highly desirable residential address situated just off Sloane Street and Pont Street, moments from Harrods and the world-class shops, bars and restaurants that Knightsbridge, Chelsea and the wider area has to offer.







Second Floor



First Floor

### APPROXIMATE FLOOR AREA

130.94 sq m / 1,409 sq ft  
Included restricted height under 1.5m

### TERMS

**Asking Price** £3,495,000

**Tenure** Leasehold, to and including 17 December 2125

**Service Charge** One third of the outgoings of the building and works are arranged on an ad-hoc basis.

**Ground Rent** Peppercorn

**EPC** D

**Council Tax Band** H

**Local Authority** The Royal Borough of Kensington and Chelsea

NB – some images have been digitally dressed through CGI furnishings

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