



Hans Place
Knightsbridge SW1X

Maskells

Positioned on the 3rd floor (with lift), this is a superb lateral apartment overlooking the gardens of Hans Place, with a porter and secure parking, moments from Harrods.



Accommodation and Amenities

- LATERAL LAYOUT
- SECURE PARKING
- PORTER
- COMMUNAL GARDENS
- SINGLE LOCK UP GARAGE
- BASEMENT STORAGE UNIT

A central hallway provides access to all principal rooms. To the right is a double reception room with sliding doors leading out onto a balcony, overlooking the communal gardens of Hans Place, to which the flat has access. This room is west facing and is flooded with natural light. Opposite, there is a fully fitted kitchen. There are two bedrooms and two bathrooms (one en-suite) and a separate guest cloakroom. The flat benefits from a lock up garage accessed via Pavilion Road to the rear, and a good storage unit in the basement. The building also benefits from a porter.

Hans Place is a renowned address, in the heart of Knightsbridge. Within immediate proximity is the world-class shopping to be found on Sloane Street, as well as the finest schools, shops bars and restaurants to be found in the area.





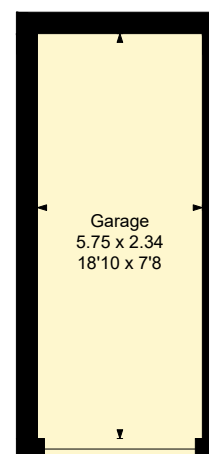
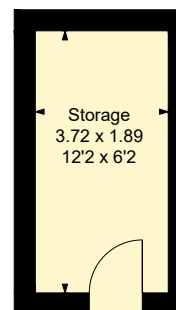
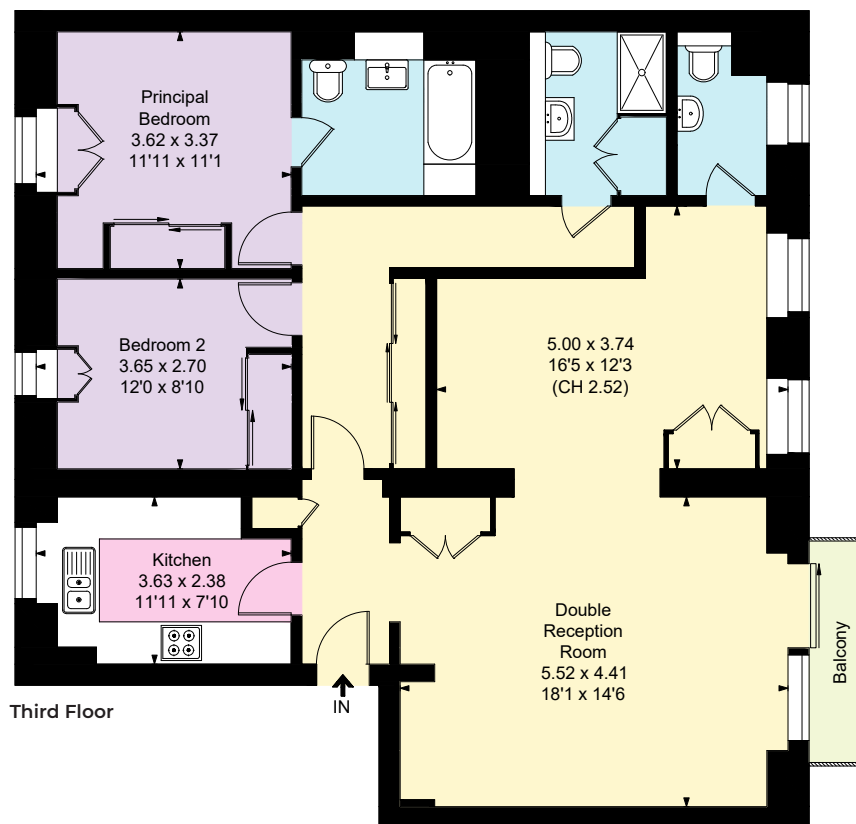


APPROXIMATE FLOOR AREA

102.50 sq m / 1,103 sq ft (Excluding Garage & Storage)

Garage 14 sq m / 151 sq ft

Storage 7 sq m / 75 sq ft



Garage
(Not Shown In Actual
Location/orientation)

TERMS

Asking Price £2,395,000

Tenure Leasehold, 107 years remaining

Service Charge £2,616.68 for the period
25 December 2024 – 24 March 2025

Ground Rent Peppercorn

EPC E

Council Tax Band H

Local Authority The Royal Borough of
Kensington and Chelsea

NB – some images contain CGI furnishings

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.