



## HANS CRESCENT LONDON, SW1X

£9,500 PER MONTH

This exceptional duplex flat, set across the ground and first floors, offers an impressive 1,444 sq ft (134 m<sup>2</sup>) of beautifully designed living space, perfect for modern luxury living. The property features three generously sized bedrooms, each complemented by its own stylish bathroom, along with two elegant reception rooms ideal for both relaxing and entertaining.

Finished to a high specification throughout, the flat comes fully furnished with luxury interiors, allowing for a seamless move-in experience. Residents benefit from a dedicated parking space, as well as the convenience and peace of mind provided by 24-hour security and concierge services.

With flexible move-in options available, this property is perfectly suited to a range of tenants. Short-term lets can also be arranged, subject to a rental of £18,000 per calendar month.

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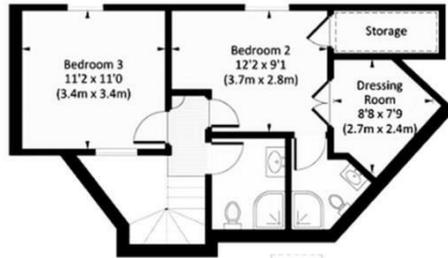
# ONE HANS CRESCENT, SW1X

Approx. gross internal area

1444 Sq Ft. / 134.1 Sq M.

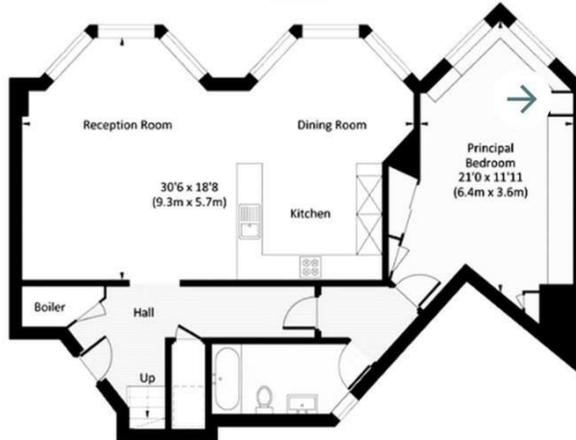
35 Sq Ft. / 3.3 Sq M. Reduced Headroom

1479 Sq Ft. / 137.4 Sq M. Including Reduced Headroom



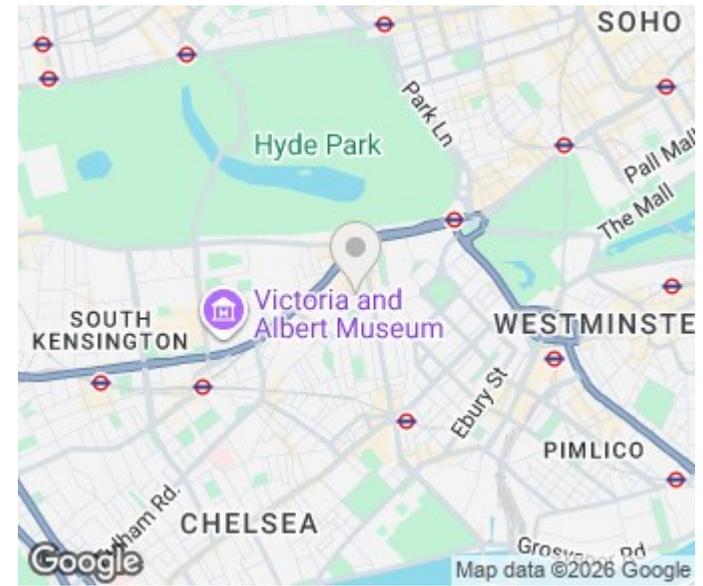
FIRST FLOOR

Reduced headroom below 1.5m / 5'0"



LOWER GROUND FLOOR

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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