



CHATTERTON | REES



Flat 9, 45 Hans Place, London, SW1X 0JZ  
ON  
£1,950,000





# Flat 9, 45 Hans Place

London, SW1X 0JZ

£1,950,000

- Lift
- Newly Refurbished
- RBKC Parking Permit

- Share of Freehold
- Integrated Entertainment System
- Garden Square Views

This beautifully presented two-bedroom apartment is situated on the fourth floor (with lift) of an elegant red-brick period conversion, ideally positioned in the heart of Knightsbridge. The flat offers approximately 832 sq ft of bright, contemporary living space and has recently undergone a comprehensive refurbishment, including new plumbing and rewiring, all finished to an exceptionally high standard.

The accommodation centres around a generous reception room featuring a sleek open-plan kitchen, perfectly designed for both entertaining and everyday living, with ample space for a dedicated dining area. The principal bedroom benefits from bespoke fitted wardrobes and a luxurious en suite bathroom with both bath and separate shower. The second double bedroom is well proportioned and is served by an additional modern shower room.

Hans Place is a highly sought-after garden square located just west of Sloane Street and north of Pont Street, within the Royal Borough of Kensington and Chelsea. The property is superbly positioned with boutiques, restaurants and transport links of Knightsbridge, as well as the amenities of Chelsea and South Kensington.

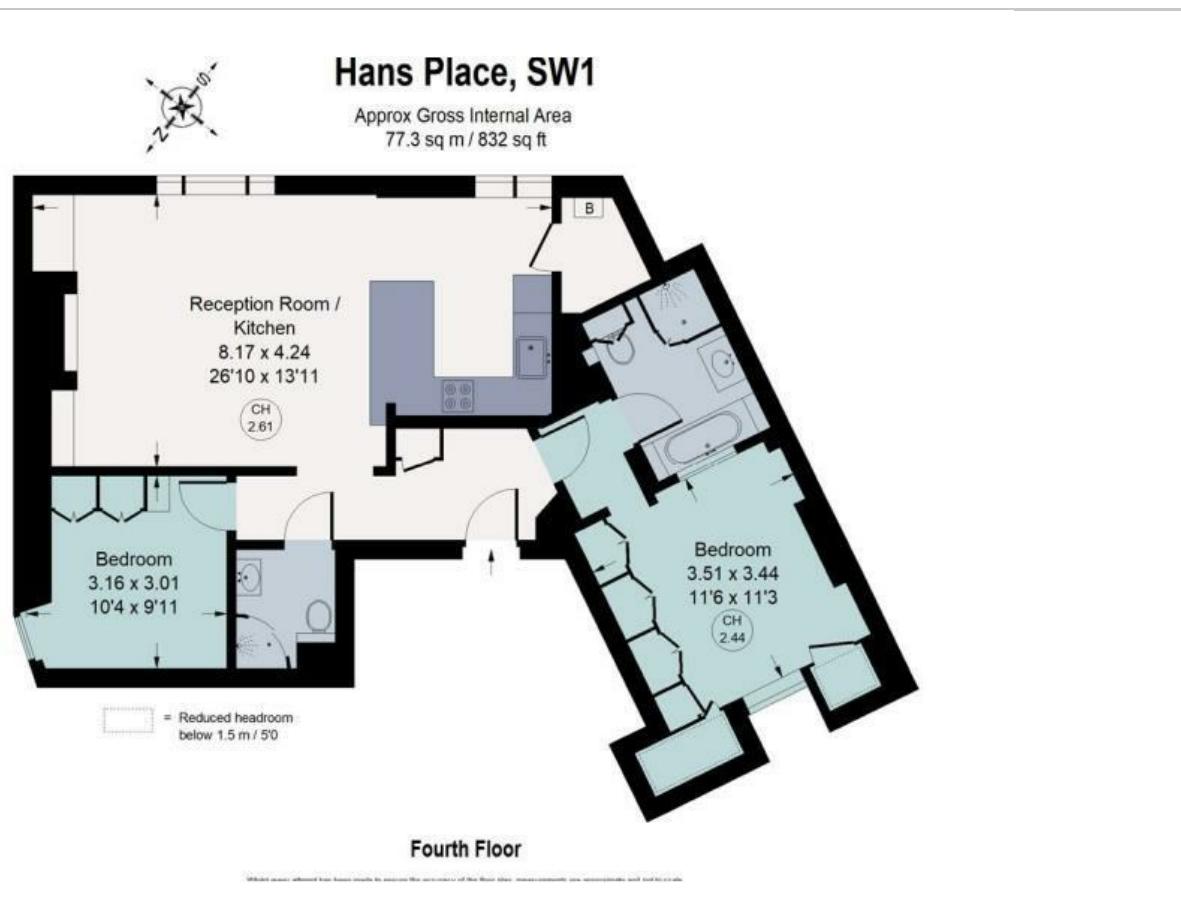
Service Charge circa £2,500 per annum.



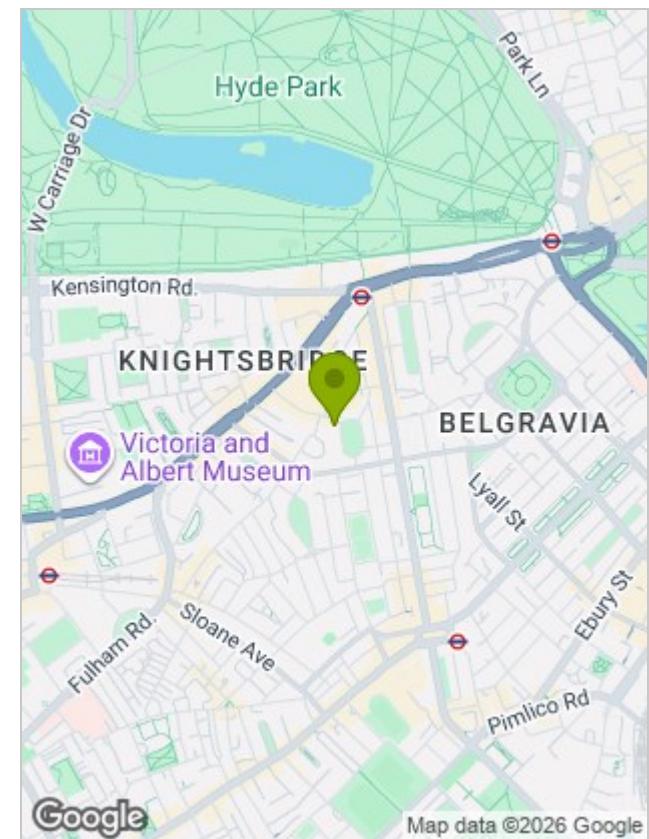




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		

## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.