



HANS PLACE

KNIGHTSBRIDGE SW1X





A METICULOUSLY REFURBISHED PENTHOUSE
WITH DIRECT LIFT ACCESS IN ONE OF LONDON'S
MOST PRESTIGIOUS COMMUNAL GARDEN
SQUARES AT THE HEART OF KNIGHTSBRIDGE





SPECIFICATION

- Bulthaup Kitchen / Gaggenau appliances
- Dornbracht bathroom fittings
- Poliform walk in wardrobes
- Marble bathrooms and kitchen
- Control 4 AV system / integrated sound system in all rooms
- Lutron lighting system
- Banham security system + video entry phone
- Lift into flat
- Air cooling systems in both bedrooms



This apartment has been intricately designed to provide a drawing room with double height ceiling and fabulous views over the communal garden. The living space is open-plan and ideally arranged for day-to-day living including two double bedroom suites, a third bedroom/study, TV snug with en suite shower room and direct lift entry.

LOCATION

Number 1 Hans Place is located in a premier Knightsbridge Garden Square, moments from Harrods and the other amenities that Knightsbridge has to offer.

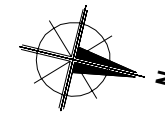
- Entrance hall
- Reception room
- Dining area
- Open plan kitchen and television room
- Principal bedroom suite
- Second double bedroom suite
- Third bedroom/study with en suite shower room
- Guest WC
- Lift directly into flat
- Demised first floor landing





FOURTH FLOOR

THIRD FLOOR ENTRANCE



APPROX. GROSS INTERNAL AREA

2,149 Sq Ft / 199.65 Sq M

(Including loft plant room
and demised landing)

Illustration For Identification Only, Not to Scale



FIFTH FLOOR



Sloane Street

66 Sloane Street, London SW1X 9SH

020 7235 9959

sloanestreet@struttandparker.com

TENURE Leasehold; expiring 22/03/2137

GROUND RENT Peppercorn

SERVICE CHARGE Approx. £3,500 per annum

LOCAL AUTHORITY Royal Borough of Kensington and Chelsea

EPC RATING E

COUNCIL TAX H

ASKING PRICE Offers over £4,000,000

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