

HANS PLACE

KNIGHTSBRIDGE SW1X

A magnificent residence in the heart of Knightsbridge, spanning 11,316 square feet

Presenting an extraordinary opportunity to acquire one of the largest and most elegant apartments in Knightsbridge, situated within a boutique super-prime development on Hans Place.

The property is set across the ground, first and lower ground floors of the building, seamlessly connected via a grand staircase and private lift. Originally comprising two apartments, the apartments have been expertly amalgamated, culminating in a stunning multi-level residence. Upon entering the property, the exemplary high-quality finishes, outstanding volume, and meticulous craftsmanship are immediately evident. The primary level of the apartment boasts an expansive 6,376 sq. ft lateral layout across the first floor of the building, centred around a grand formal reception room and dining room overlooking Hans Place Gardens, accompanied by a large yet relaxed family living and dining space centred around a high-specification kitchen. The apartment's principal suite can be found on this level, featuring its own private sitting room and balcony overlooking the communal gardens, together with a generous and luxurious bathroom and two dressing rooms. Finishing the layout on this level are two further large bedroom suites as well as a study, utility room, an additional terrace, and a prep kitchen.

The ground floor level features a large entrance hall and centres around a fantastic dual aspect reception room with high ceilings, including an accompanying kitchen for entertaining. A generously sized bedroom suite sits on this level too, featuring a walk-in dressing room and a sharply finished en-suite bathroom. The lower floors of the apartment contain three further bedroom suites, a cinema, a family/games room, a wine cellar, and a beautifully designed terrace adorned with a living wall.





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Enhancing this exceptional offering are four underground parking spaces, accessed both via the car lift from Herbert Crescent and from within the apartment itself, adding to the sense of privacy and security. The apartment also benefits from a substantial basement storage room within the building, and access to the exclusive residents only Hans Place communal gardens. The development itself is graced with a comprehensive suite of amenities, including a 24-hour concierge service, private residents' gym, snooker/lounge area, private meeting room, bicycle storage, separate chauffeur's lounge, and a commercial kitchen available for reservation.





6 bedrooms | 3 reception rooms | 8 bathrooms | Cinema room | Games Room | Lift | 24-hour concierge | 4 underground parking spaces | Access to private gardens

Leasehold, 987years 11 months

Service Charge TBC

Ground Rent Peppercorn

Council Tax Band H

EPC Rating Apartment 2 - C, Apartment 3 - B

Local Authority Royal Borough of Kensington & Chelsea

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Guide Price £40,000,000







APPROXIMATE GROSS INTERNAL AREA

1,051.1 SQ M / 11,316 SQ FT

(EXCLUDING COMMUNAL AREA)



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