



Hans Place, London **SWIX**

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# Hans Place, London **SW1X**

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A bright and well presented three bedroom flat located on the second floor (with lift) of the handsome red-brick period building overlooking this well-known Knightsbridge garden square.

The property has been totally refurbished and interior-designed to the highest specifications and the luxurious accommodation which includes a stunning drawing room, contemporary kitchen, spacious principal bedroom with ensuite bathroom and two further double bedrooms and a separate shower-room.



**Guide price:** £3,250,000

**Tenure:** Leasehold: approximately 977 years remaining

**Service charge:** £3,212 per annum, reviewed every year, next review due 2025

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G



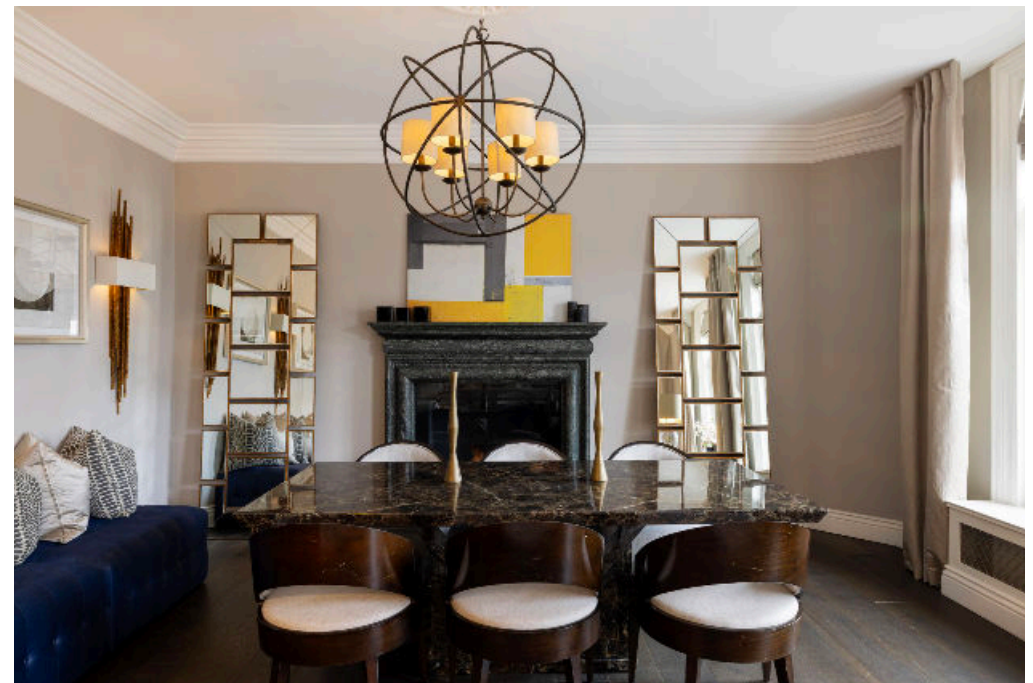




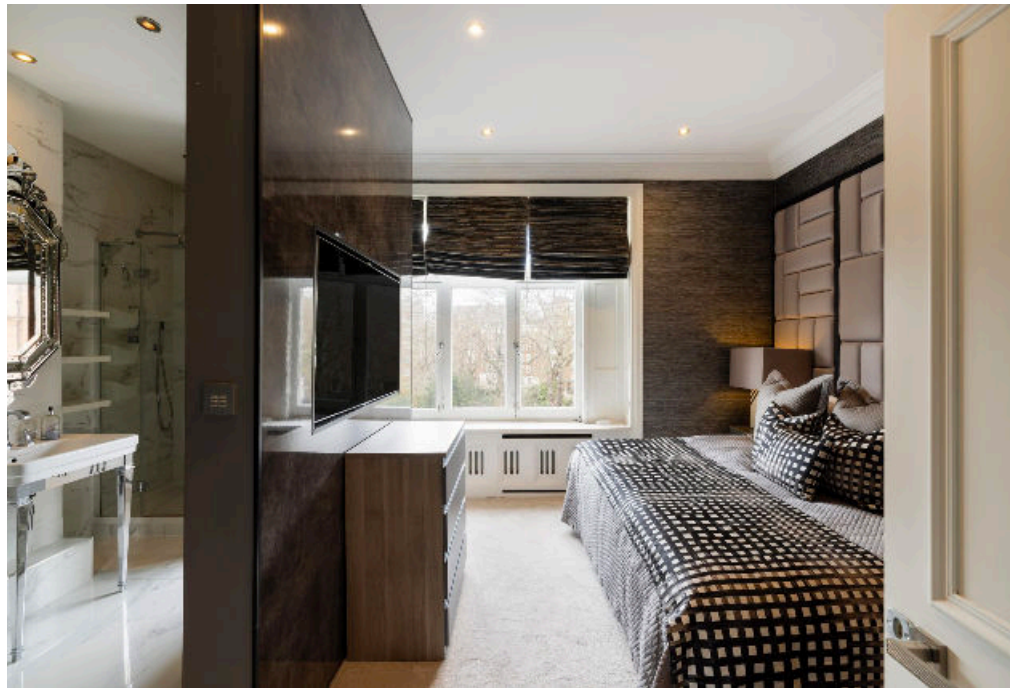
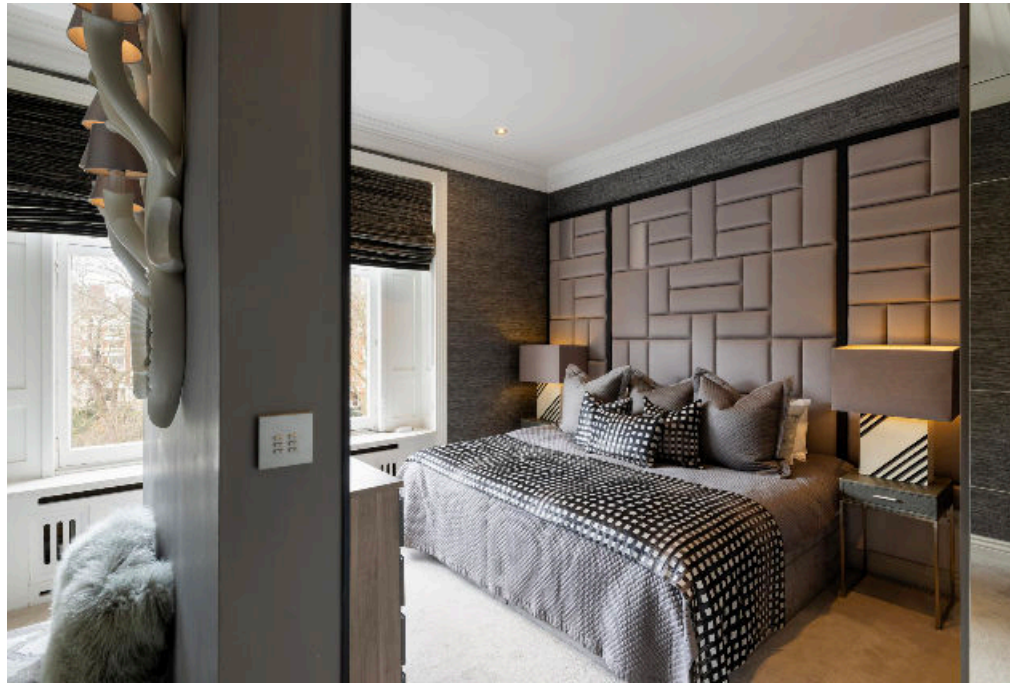
## Location

Hans Place is ideally situated between Harrods and Pont Street and perfectly placed for the world-class amenities that Knightsbridge and Belgravia have to offer. Chelsea, Sloane Street, South Kensington and Hyde Park are all within a short walking distance.

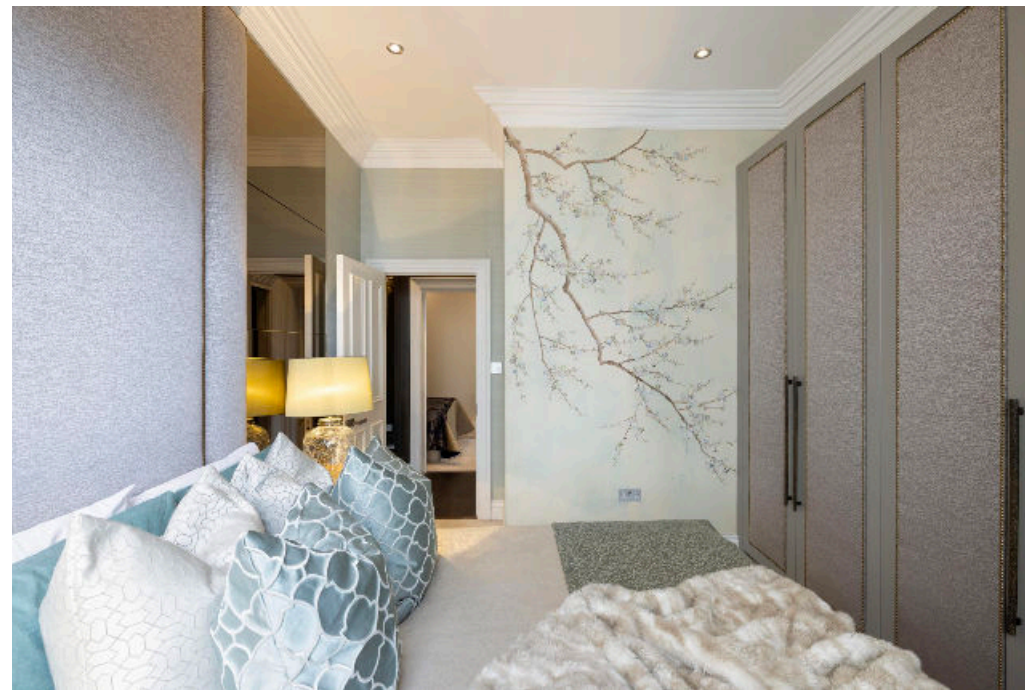
There is also access to the private gardens.





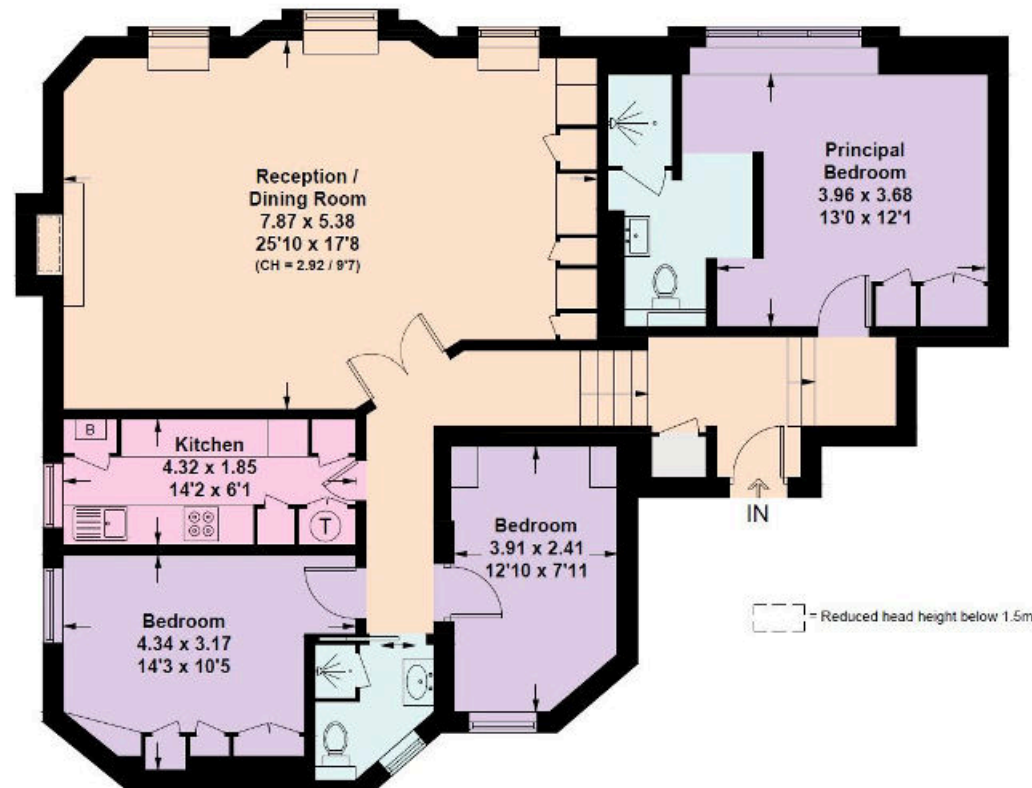






## Approximate Gross Internal Floor Area 113.5 sq m / 1,222 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Second Floor**

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52 - 54 Sloane Avenue

London

SW3 3DD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**James Robinson**

+44 207 861 1771

[james.robinson@knightfrank.com](mailto:james.robinson@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated February 2024.

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