



# HANS PLACE

KNIGHTSBRIDGE SW1X



Situated in one of Knightsbridge's most prestigious garden squares this glorious apartment lends itself perfectly for both entertaining and family living.



Extending to approximately 3,200 sq ft, the apartment is arranged over the first, raised ground and lower ground floor levels.





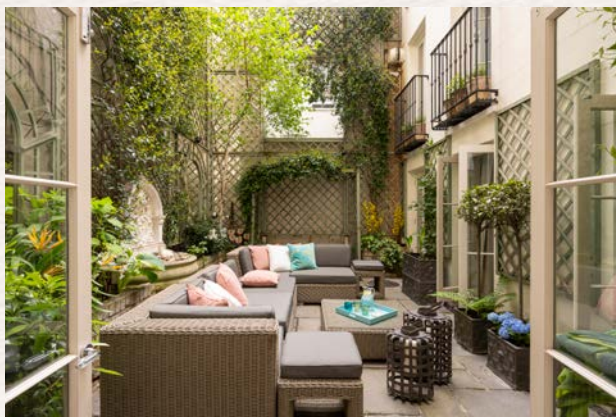


The drawing room with its magnificently high ceiling (aprox.4m) offers grand proportions and lovely southerly view of the communal gardens. On the first floor there is a bright family /entertainment room, complete with built-in office facilities. The beautifully designed family kitchen is a a perfect place for informal family dining and features floor-to-ceiling glass doors that overlook the secluded courtyard garden.

The principal bedroom which opens onto the courtyard garden boasts a large en suite bathroom and a walk-in wardrobe. The apartment includes three additional double bedrooms two of which also open up into the secluded courtyard garden and all offering ample storage space. The apartment includes a separate utility room and a guest lavatory. The property also features three fully working gas fires in the drawing room, family room, and kitchen, as well as gas central heating with underfloor heating.

The apartment has access to Hans Place communal gardens which is exclusive to the residents. Additional storage vaults accessible via steps to the side of the building provide ideal storage and bicycles.





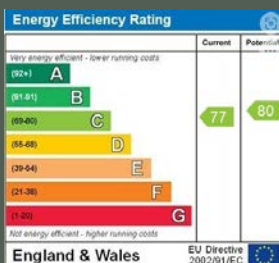
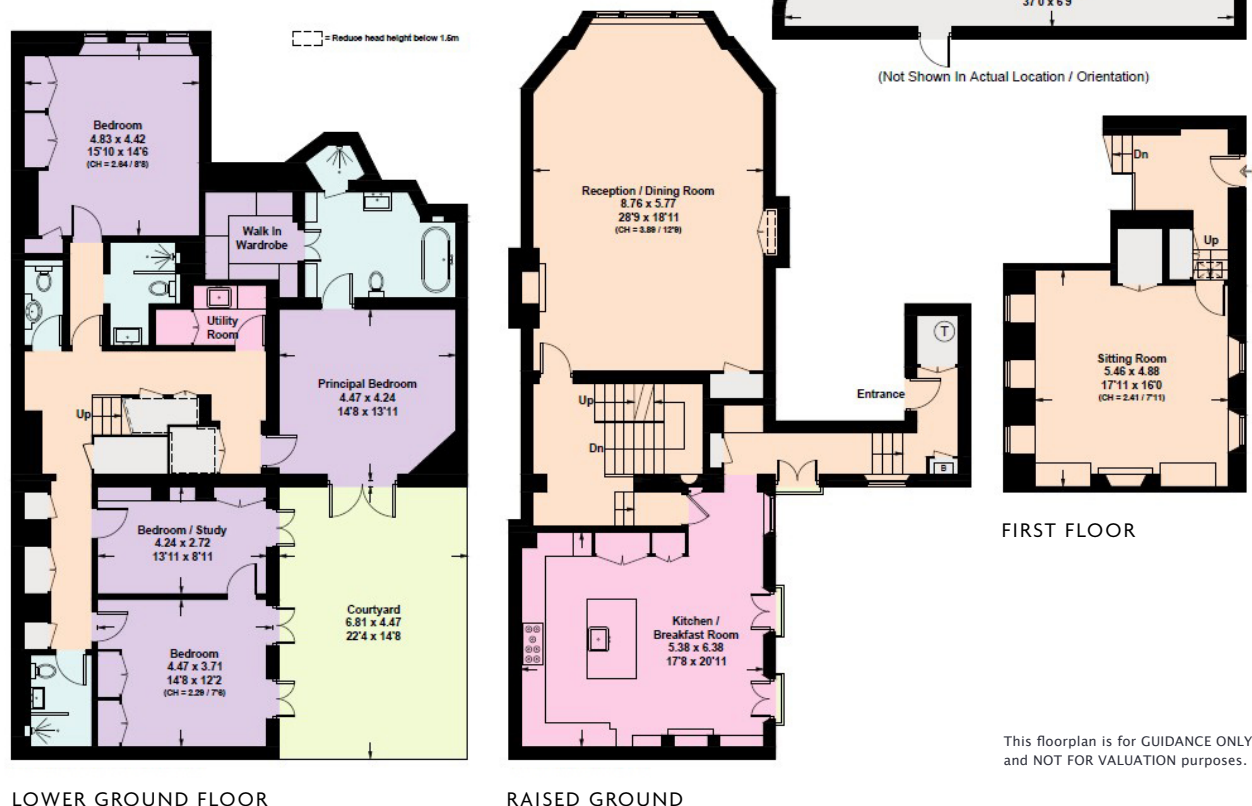
Hans Place is ideally situated in the heart of Knightsbridge, a moment's walk from Harrods and the world class shopping district of Sloane Street. The property is moments away from the world class hotels, restaurants, luxury boutiques, shops, amenities and museums that the area has to offer. Knightsbridge Tube station is within close walking distance.

## FEATURES

- Principal Bedroom with En-Suite Bathroom & Walk-In Wardrobe
- Three Further Bedrooms
- Two Bathrooms
- Reception/ Dining Room
- Sitting Room
- Kitchen
- Guest WC
- Underfloor Heating
- Private Courtyard
- Access to Communal Gardens



Approximate Floor Area = 3,124 sq ft / 290.2 sq m  
Vaults = 228 sq ft / 21.2 sq m  
Total = 3,352 sq ft / 311.4 sq m  
(Including Limited Use Area (72 sq ft / 6.7 sq m))



Price: £5,900,000

Tenure: Leasehold With 112 Years Remaining

Service Charge: Approx £5,000 per annum

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.

Brochure by TwentyOneFifty Tel: 020 8778 2150



www.nicolasvanpatrick.com