



# HANS LODGE



HANS ROAD  
KNIGHTSBRIDGE SW3





## A WONDERFULLY SIZED, BRIGHT LATERAL APARTMENT IN THIS HANDSOME EDWARDIAN MANSION BLOCK ADJACENT TO HARRODS.

Measuring close to 1,700 sq ft positioned on the third floor (with lift), with a 34ft reception/dining room overlooking the bustling Brompton Road complete with beautiful herringbone wooden floors and air conditioning. The separate fitted kitchen/breakfast room adjoins with a direct view of the world renowned Harrods Department Store. Towards the rear of the property are four double bedrooms, two of which have en suite bathrooms, plus an additional family bathroom.



FOUR DOUBLE BEDROOMS | RECEPTION/DINING ROOM  
KITCHEN/BREAKFAST ROOM | THREE BATHROOMS  
AIR CONDITIONING | LIFT

**PRICE** £2,695,000

**TENURE** LEASEHOLD WITH 124 YEARS REMAINING

**SERVICE CHARGE** APPROX £8,731 PER ANNUM

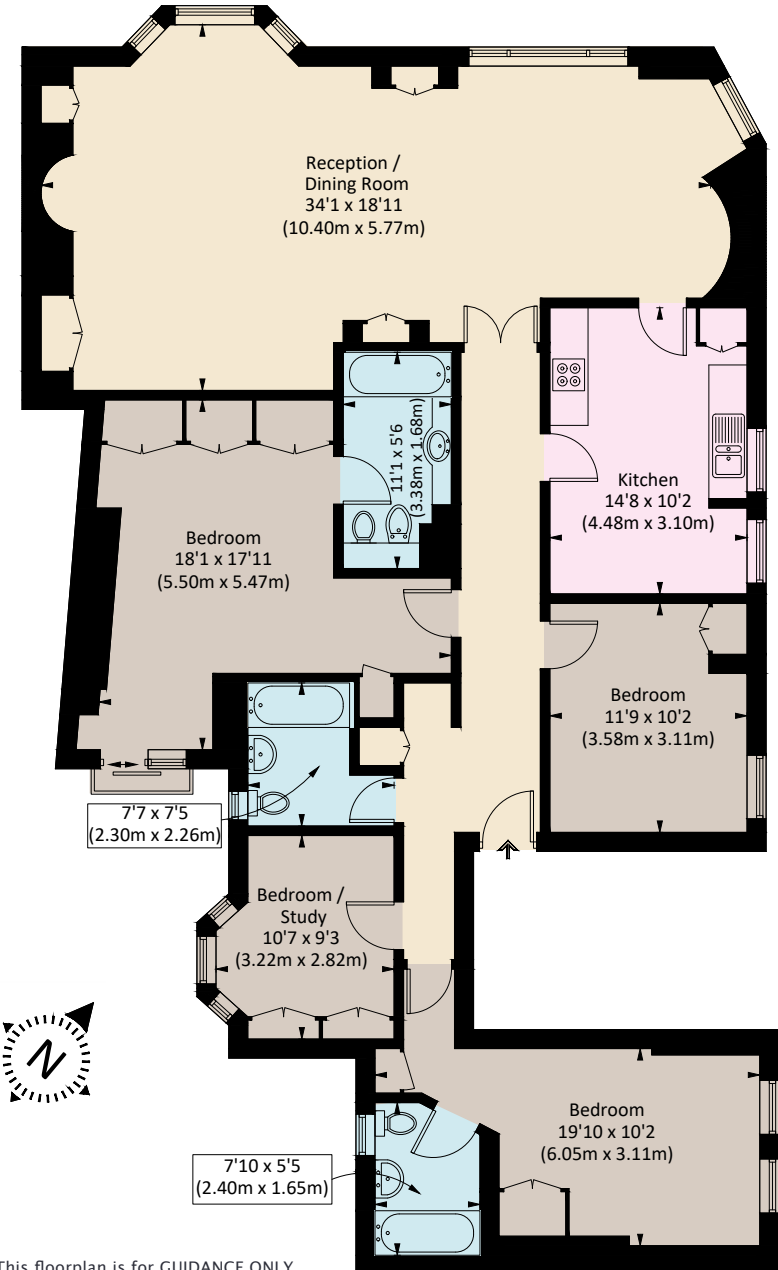
These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.

Brochure by TwentyOneFifty Tel: 020 8778 2150



www.nicolasvanpatrick.com

APPROX. GROSS INTERNAL AREA  
1,693 SQ. FT. / 157.3 SQ. M.



This floorplan is for GUIDANCE ONLY  
and NOT FOR VALUATION purposes.