

HARRODS ESTATES  
LUXURY PROPERTY AGENTS

HANS ROAD, KNIGHTSBRIDGE SW3



A BEAUTIFULLY PRESENTED ONE-BEDROOM APARTMENT LOCATED OPPOSITE HARRODS  
PRICE ON APPLICATION

*Harrods*

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HARRODSESTATES.COM

# HANS ROAD, KNIGHTSBRIDGE SW3



A beautifully presented, very spacious one-bedroom apartment (714sq ft / 66.33sq m) located on the lower ground floor of this small, discreet, period, red-brick block located directly opposite Harrods. The accommodation includes a bright and spacious reception room with a dining area, a separate kitchen, double bedroom with built-in wardrobes and access to a patio area, and a modern bathroom. There is also a storage vault and a separate

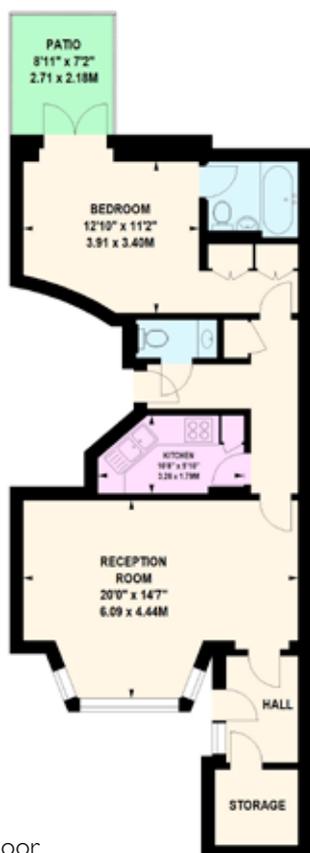
entrance, which is accessible from the street. This very well-maintained block also benefits from a daily porter, security and a lift. Hans Road is perfectly located for the world-class shops, restaurants and amenities of Knightsbridge and is a few minutes' walk from Sloane Street and Hyde Park. Easily accessible also for Chelsea, South Kensington and the West End, this property would make an ideal pied-à -terre or rental investment.

## APPROXIMATE GROSS INTERNAL AREA

714sq ft / 66.33sq m

## APPROXIMATE GROSS EXTERNAL AREA

64sq ft / 5.91sq m



Lower Ground Floor

## TERMS

(as advised by our clients)

## TENURE

Share of Freehold

## SERVICE CHARGE

Approximately £5,587.08 per annum paid half yearly in advance

## RESERVE FUND CONTRIBUTION

Approximately £1,821.50 per annum paid half yearly in advance.

## GROUND RENT

Peppercorn

## LOCAL AUTHORITY

The Royal Borough of Kensington and Chelsea

## COUNCIL TAX

Band G

## PRICE

On application

## BROCHURE

For E-brochure and more photographs please visit [www.harrodsestates.com](http://www.harrodsestates.com)

## VIEWING

By appointment with Harrods Estates on 020 7225 6506



# Harrods



**IMPORTANT NOTICE:** These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. 355776

