

HARRODS ESTATES

LUXURY PROPERTY AGENTS

HANS ROAD, KNIGHTSBRIDGE SW3



A TWO BEDROOM FLAT ON THE LOWER GROUND FLOOR OF THIS BEAUTIFUL PERIOD BUILDING OPPOSITE HARRODS
GUIDE PRICE: ON APPLICATION

Harrods

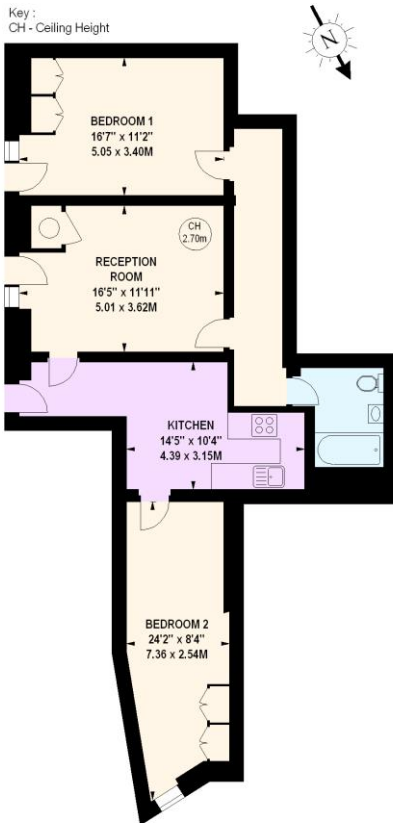
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MAYFAIR OFFICE: 61 PARK LANE, LONDON, W1K 1QF T: +44 (0)20 7409 9001
NEW DEVELOPMENTS: SECOND FLOOR, HARRODS, 87-135 BROMPTON ROAD, LONDON, SW1X 7XL
HARRODSESTATES.COM

HANS ROAD, KNIGHTSBRIDGE SW3



Hans Road, SW3

Approximate gross internal area
900 sq ft / 83.61 sq m



Lower Ground Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines
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This two bedroom lower ground floor flat (900 sq ft / 83.6 sq m) forms part of this substantial late 19th century period building at the end of Hans Road, situated directly opposite Harrods. The accommodation includes a reception room, kitchen/breakfast room, two bedrooms, hallway and a bathroom. Located in the heart of Knightsbridge, the property is ideally situated for the world-class local amenities and is within walking distance of Hyde Park, Chelsea and South Kensington and would make an ideal base pied a terre or rental investment.

PLEASE NOTE THAT THIS PROPERTY BELONGS TO HARRODS LIMITED AND IS FOR SALE ON THE INSTRUCTIONS OF THE DIRECTORS OF HARRODS LIMITED.

LEASEHOLD:

A new 125 year lease from 01.09.2019

SERVICE CHARGE:

Approximately £2,182.33 per annum, paid six monthly in advance (£1,091.17).

CONTRIBUTION TO SINKING FUNDS:

Approximately £1,017.50 per annum, paid six-monthly in advance (£508.75).

GROUND RENT:

Peppercorn.

GUIDE PRICE:

On application

VIEWING :

By appointment with Harrods Estates on **020 7225 6506**

LOCAL AUTHORITY:

Royal Borough of Kensington & Chelsea

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	82
England, Scotland & Wales			
EU Directive 2002/91/EC			

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