



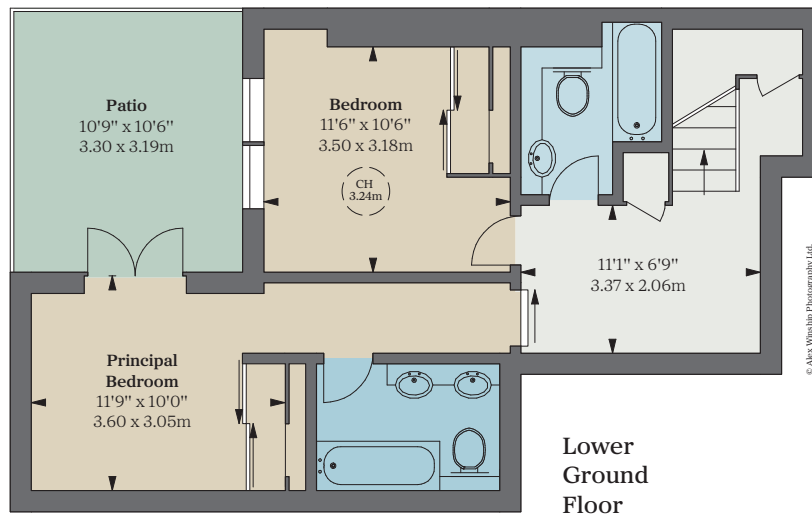
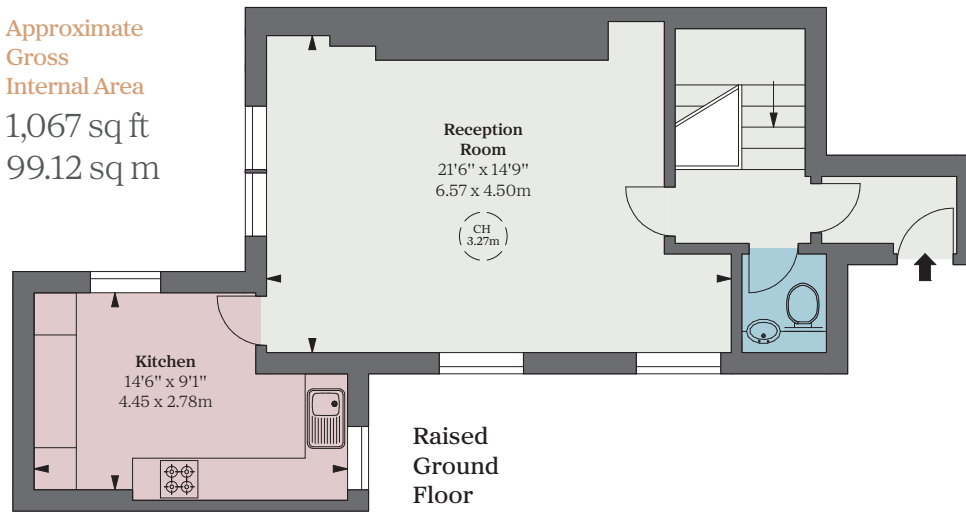
FLAT 3

10-12 Hans Crescent

KNIGHTSBRIDGE SW1X 0LJ



Approximate
Gross
Internal Area
1,067 sq ft
99.12 sq m



A ground and basement maisonette quietly situated at the rear of this handsome pair of period buildings.

Hans Crescent is a moments walk from Harrods and joins the top of Sloane Street, at the epicentre of Knightsbridge and near it's tube station and Hyde Park.

Accommodation

- Entrance hall
- Two double bedrooms
- Two bathrooms (one en suite)
- Cloakroom
- Kitchen
- Reception
- Patio
- Lift
- Caretaker
- Independent gas and central heating and hot water

Guide Price
£1,650,000

Tenure
Leasehold 978 years,
expiring 29/09/3001

Service Charge £5,997.29 for
6 months to 28/09/2022

Ground Rent Peppercorn

Local Authority The Royal Borough
of Kensington & Chelsea

Council Tax
Band G

EPC Rating E

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 09/06/23 JLL-230530-03GG

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