



FLAT 1

21 HANS PLACE

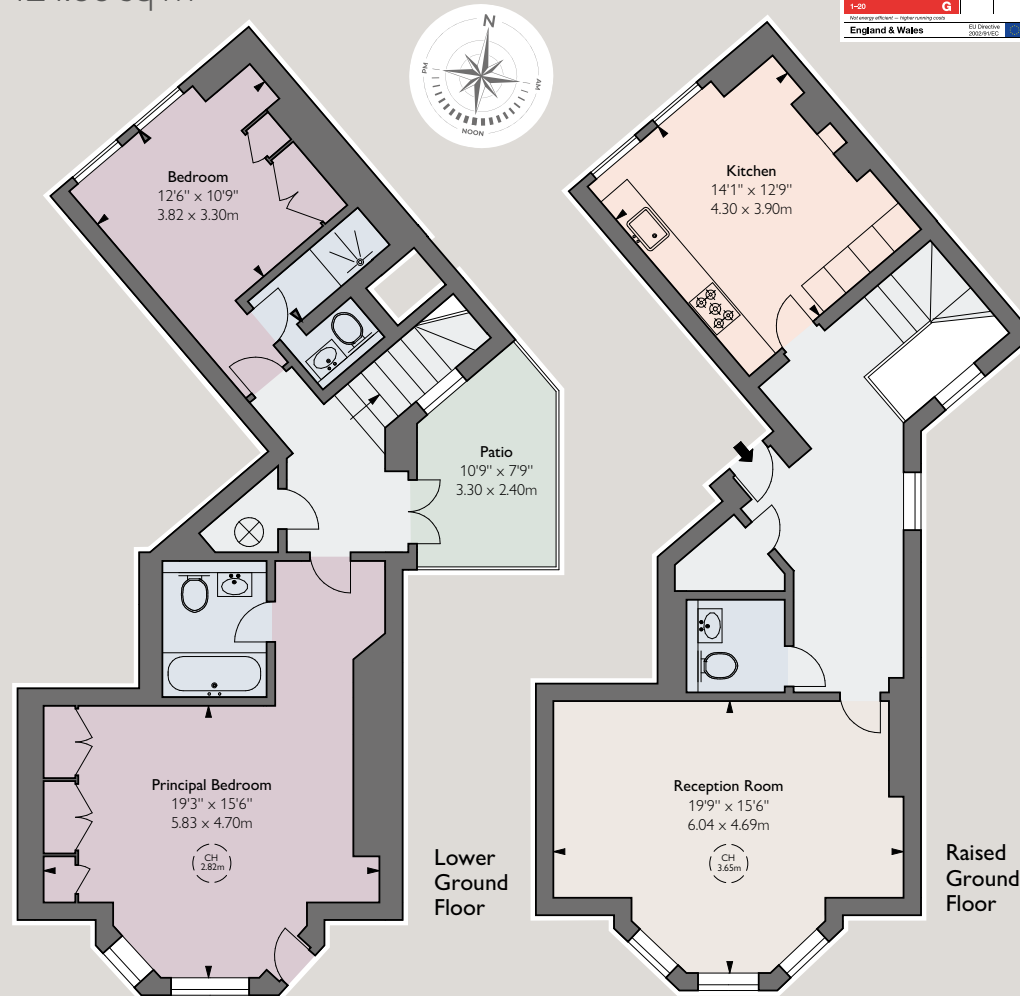
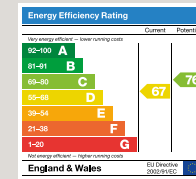
KNIGHTSBRIDGE SW1X 0AB





**Approximate Gross  
Internal Area**  
1,344 sq ft  
124.86 sq m

CH: Ceiling height  
Floorplan for guidance only, not to scale or for 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.  
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This bright apartment is located on the ground and lower floor of this beautiful period building and comprises 1,344 sq ft of well-laid out accommodation. There is a spacious reception room, generous dine-in kitchen and a guest WC on the raised ground floor, with two double bedroom suites and an attractive on the lower ground. The apartment also benefits from its own patio. In addition, the building benefits from a lift.

Hans Place is situated just to the west of Sloane Street and north of Pont Street in the heart of Knightsbridge, located within the Royal Borough of Kensington and Chelsea. It is centrally located for easy access to all the amenities in Knightsbridge, Chelsea and South Kensington.

**Guide Price:** £1,795,000

**Tenure:** A new 125 years lease will be issued

**Ground Rent:** Nil

**Service Charge:** For the financial year ending 31/12/2025, the current service charge apportionment is 14.68% for Schedule 1 and 22.19% for Schedule 2. The total service charge payable for the current financial year is therefore £18,548.43

**Local Authority:** The Royal Borough of Kensington & Chelsea

**Council Tax:** H

**EPC:** D