

HARRODS ESTATES  
LUXURY PROPERTY AGENTS

ONE HANS CRESCENT, KNIGHTSBRIDGE SW1



A BEAUTIFULLY REFURBISHED AND INTERIOR DESIGNED TWO-BEDROOM APARTMENT IN THIS EXCLUSIVE KNIGHTSBRIDGE BLOCK  
PRICE ON APPLICATION

Harrods

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HARRODSESTATES.COM



A BEAUTIFULLY  
INTERIOR DESIGNED  
TWO-BEDROOM  
APARTMENT IN  
THIS EXCLUSIVE  
PORTERED  
KNIGHTSBRIDGE  
BLOCK

Excellent situated on this famous crescent between Harrods and Sloane Street, this two-bedroom, two-bathroom, lateral apartment (approximately 1,192sq ft / 111sq m) is located on the fourth floor of this purpose-built block with 24-hour concierge, security, lift and valet parking.

The apartment has been extensively refurbished and interior-designed and benefits from generous proportions, 2.8 metre ceiling heights, timber

floors in the living areas, air cooling/heating system and a south westerly aspect. There is also a large secure underground parking space.

Hans Crescent is superbly located in the heart of Knightsbridge and moments away from Harrods. Ideally situated for the world class amenities of Knightsbridge and Sloane Street with Chelsea and South Kensington a short walk away. Hyde Park is also within close proximity.





## ACCOMMODATION & AMENITIES

- Reception hall
- Large reception/dining room
- Contemporary kitchen
- Master bedroom with balcony and ensuite bathroom
- Second double bedroom
- Family bathroom
- Balcony
- Air cooling/heating system
- 2.8 metre ceiling heights
- 2 x Passenger lifts
- Underground parking space
- 24 hour concierge
- 24 hour security
- Valet parking service



# ONE HANS CRESCENT, LONDON SW1

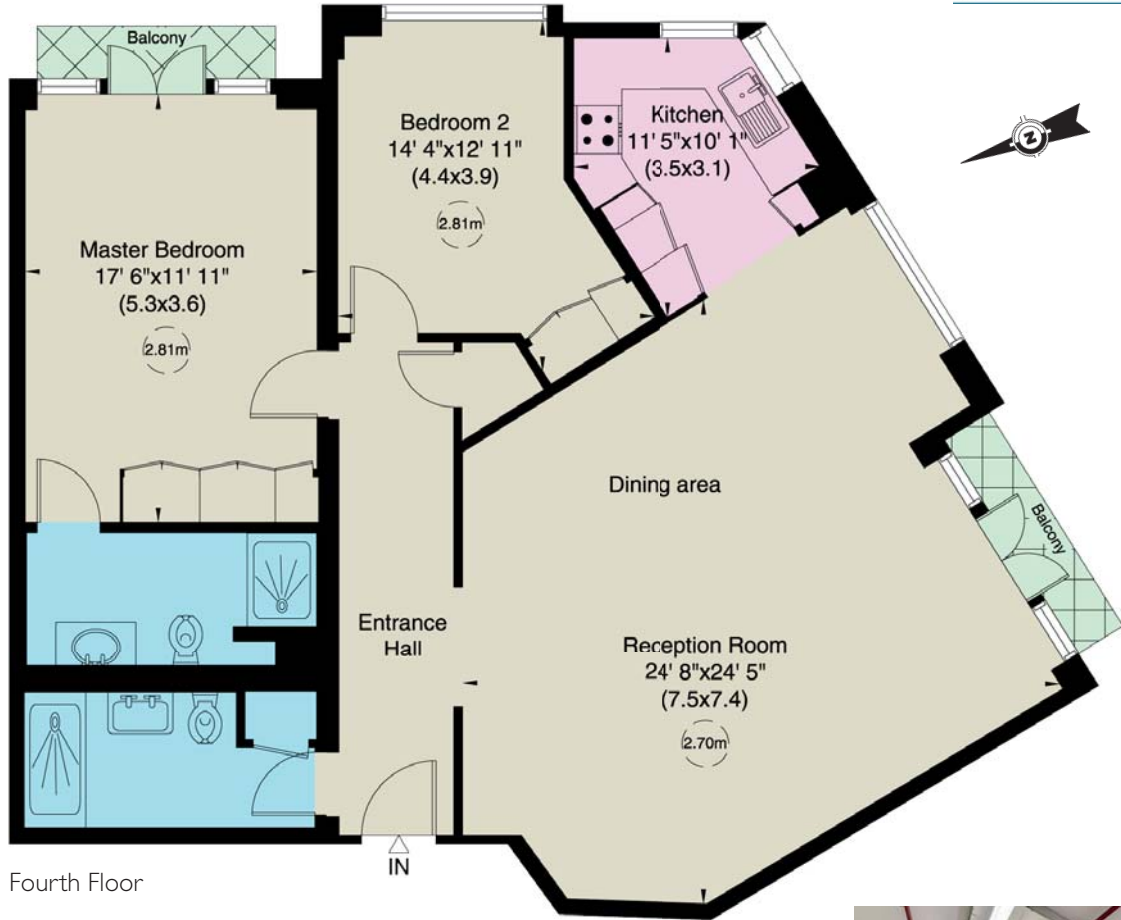
## APPROXIMATE GROSS INTERNAL AREA

1,192sq ft / 111sq m

## BALCONY AREAS (APPROX)

52 sq ft / 5 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



### TERMS

(as advised by our clients)

### TENURE

999 years from 29/01/2001 with approximately 982 years remaining

### GROUND RENT

Approximately £500 per annum

### SERVICE CHARGE

Approximately £11,731.01 per annum (paid six monthly in advance) 2017

### RESERVE FUND

Approximately £932.40 per annum (2017)

### LOCAL AUTHORITY

The Royal Borough of Kensington and Chelsea

### COUNCIL TAX

Band H

### PRICE

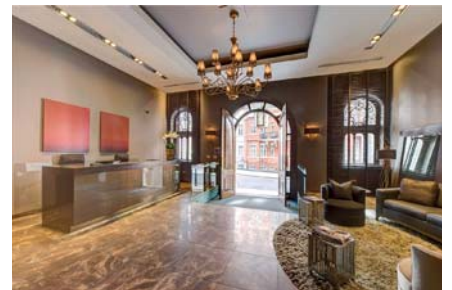
On application

### 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. 357237

