



Hans Road
Knightsbridge, SW3

CHESTERTONS





Introducing a well appointed two bedroom, two bathroom residence on Hans Road, perfectly positioned in the prestigious heart of Knightsbridge.

Located directly opposite the world renowned Harrods, this exceptional home blends refined residential living with the effortless convenience of high end retail, fine dining, and cultural luxury.

Upon entering, you are welcomed by an inviting hallway finished with elegant hardwood flooring, which stretches seamlessly ahead. Natural light pours in through a large, centrally placed sash window, creating an uplifting sense of openness. Subtle inset up lighting at floor level, paired with contemporary recessed boxed ceiling lights, enhances the ambience and illuminates the meticulous attention to detail throughout the property.

As you move through the home, you'll discover thoughtfully arranged living, dining, cooking, bathing, and sleeping spaces, each designed to combine comfort with a sophisticated modern aesthetic. The layout provides an intuitive flow, ideal for both relaxed everyday living and stylish entertaining.

- Two bedrooms
- Spacious reception room
- Two bathrooms
- High ceilings
- Period redbrick building
- Opposite Harrods

Asking Price £1,800,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		86
69-80 C	74	
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 120 years 6 months
Service Charge: £12,780 per annum
Ground Rent: £120 per annum
Local Authority: Kensington and Chelsea
Council Tax Band: G

Chestertons Knightsbridge & Belgravia Sales

31 Lowndes St
 Knightsbridge
 London
 SW1X 9HX

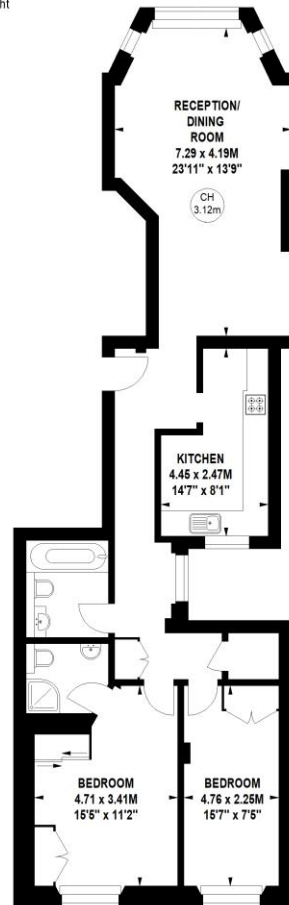
knightbridge@chestertons.co.uk
 020 7235 8090

Hans Road, SW3

Approximate gross internal area

85.65 sq m / 922 sq ft

Key :
CH - Ceiling Height



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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