

FLAT 12, HANS CRESCENT, LONDON, SW1X  
£1,850,000 LEASEHOLD

TWO BEDROOM FLAT IN ICONIC LOCATION.



**DESCRIPTION:** Perfectly positioned on an elegant 19th-century crescent between Harrods and Sloane Street, this beautifully presented apartment offers refined living in one of London's most prestigious residential developments — One Hans Crescent.

Spanning approximately 877 sq ft (81 sqm), the property comprises a bright and spacious reception room with an open-plan kitchen, a double bedroom with en-suite bathroom, a second bedroom (ideal as a guest room or study), and a separate shower room. Residents benefit from a full air conditioning and comfort cooling system, as well as 24-hour concierge and security, underground parking, and valet parking services. Located just steps from world-famous Harrods, and within easy walking distance of Sloane Street's luxury boutiques, top-tier restaurants, and five-star hotels, this apartment offers an exceptional central London lifestyle. Hyde Park is a short stroll away, and Knightsbridge Underground Station is conveniently close, providing excellent transport links.

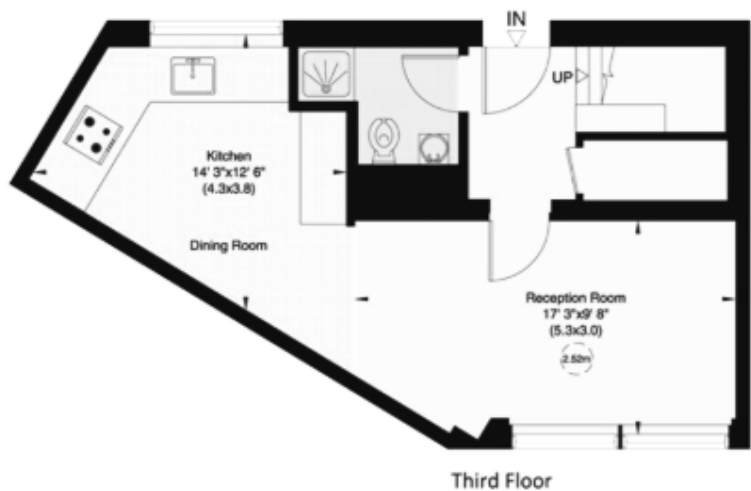
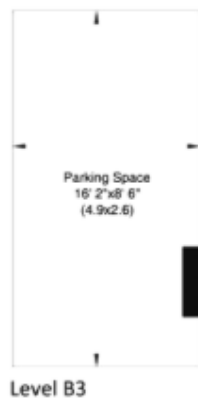
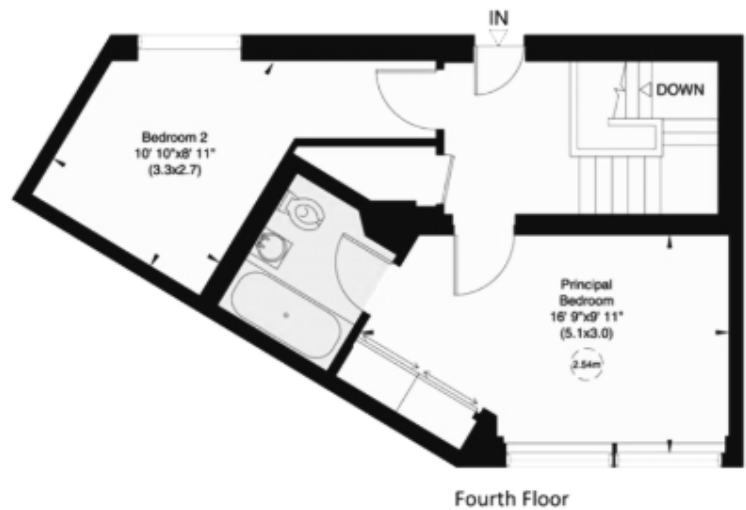
This property presents an outstanding opportunity for a luxurious pied-à-terre, investment, or central London residence, with Chelsea, South Kensington, and the West End all easily accessible.





One Hans Crescent, SW1

Gross internal area (approx.)  
877sq ft (81sq m)  
For identification only, Not to Scale



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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 974 year and 7 months

**Service Charge:** £14958 per annum

**Ground Rent:** £300 Annually (subject to increase)

**Council Tax Band:** H

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.