

Hans Crescent, London, SW1W  
£1,650,000 *LEASEHOLD*

2  1  2 



Winkworth Knightsbridge & Chelsea  
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## Two Bedroom Flat in iconic location

### ABOUT THIS FLAT

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.

### KEY FEATURES

- 2 bedrooms
- 1 reception room
- 2 bathrooms
- 877 Square Feet
- Upper floor with lift
- Off-Street Parking





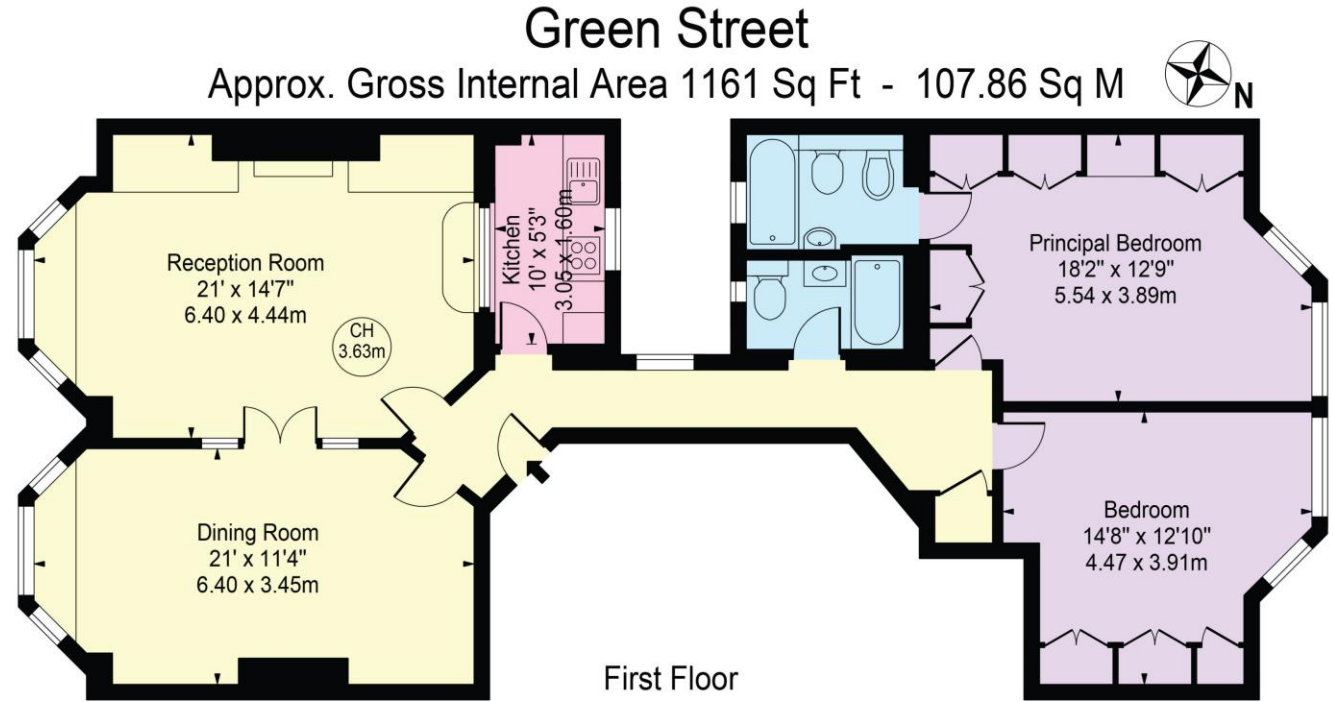




## FINER DETAILS

- Leasehold: 974 years and 4 months
- Service Charge: £14,958 pa
- Ground Rent: £300

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	82 B	87 B
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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