HANS PLACE, London, SW1X

£870,000



Full Description

An immaculately presented 1 bedroom patio floor flat with high ceilings being extremely quiet and features a charming outside space.

This delightful apartment extending to 428 sq ft has access to the communal gardens with the rights to a residents parking permit in the much sought after Royal Borough of Kensington & Chelsea. The flat has a lease of 107 years remaining and the benefit of low service charges. The property is ideally located in the heart of Knightsbridge in this sought after garden square moments from Harrods and the shopping and restaurants of Sloane Street. This property would make a wonderful London pied-a-terre and a viewing is highly recommended.

Additional Information

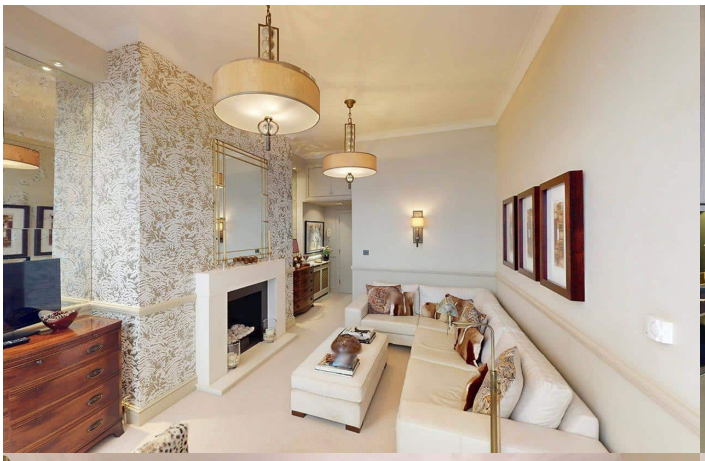
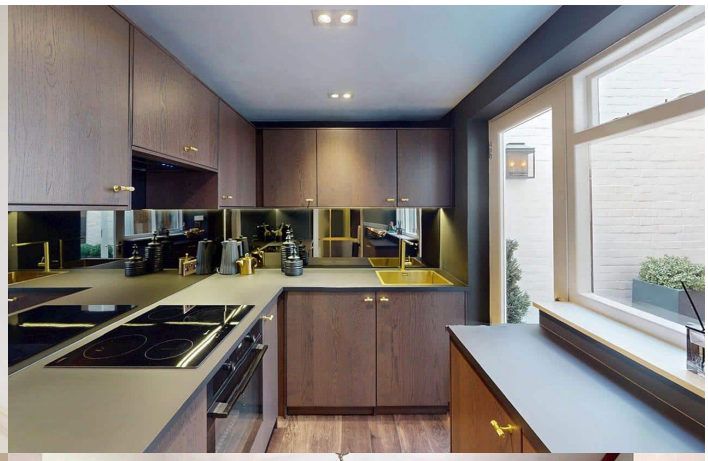
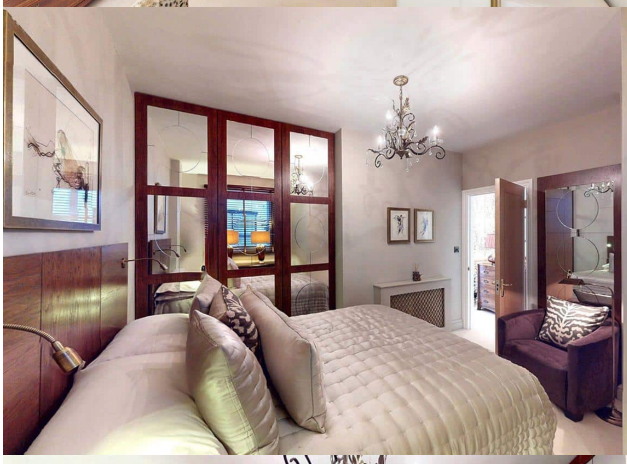
Tenure Years Remaining: 107
Annual Service Charge: 1300
Council Tax band: F

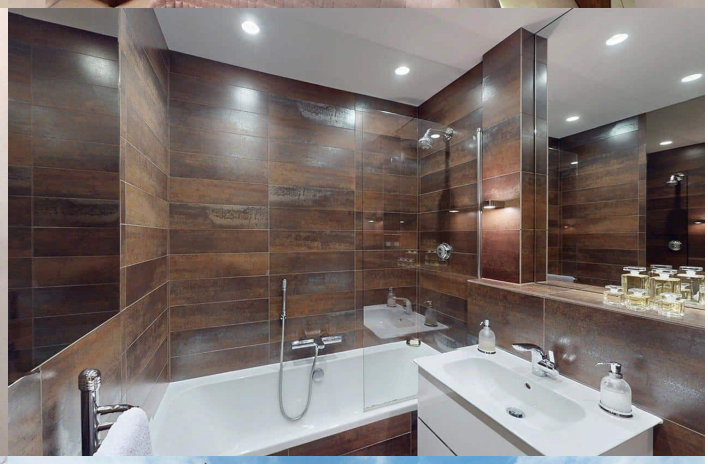
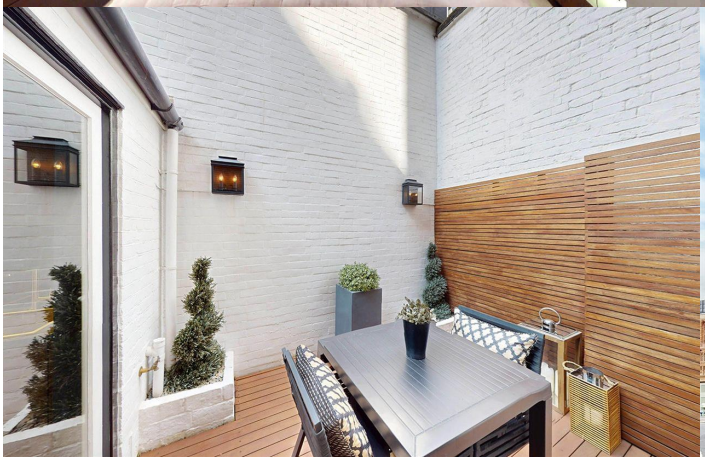
Features

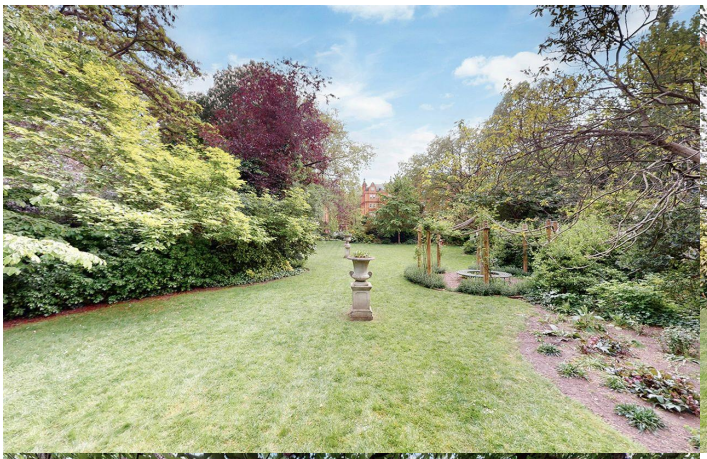
- Bedroom
- Bathroom
- Reception Room
- Kitchen
- Patio
- High Ceilings
- Communal Gardens
- Residents Parking

Contact Us

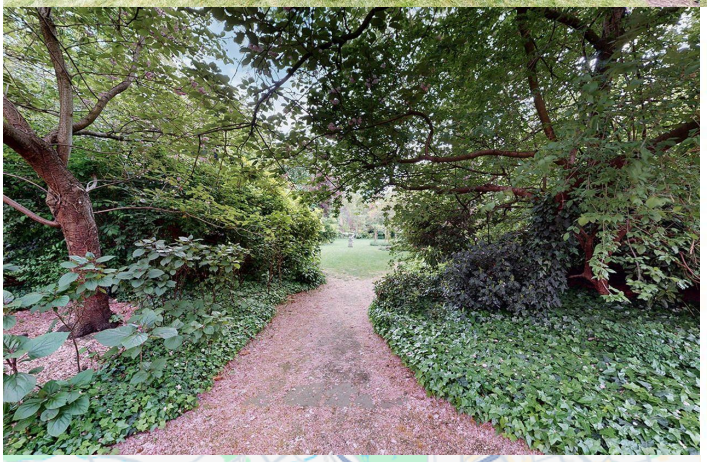
Plaza Estates
34 Beauchamp Place, London
SW3 1NU
T: 020 7581 7646
E: kb@plazaestates.co.uk





Energy performance certificate (EPC)

Flat 2 48 Hans Place LONDON SW1X 0LA	Energy rating **D**	Valid until:	2 December 2034
		Certificate number:	4734-5729-4409-0188-4226

Property type	Basement flat
Total floor area	40 square metres

Rules on letting this property

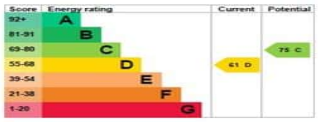
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.



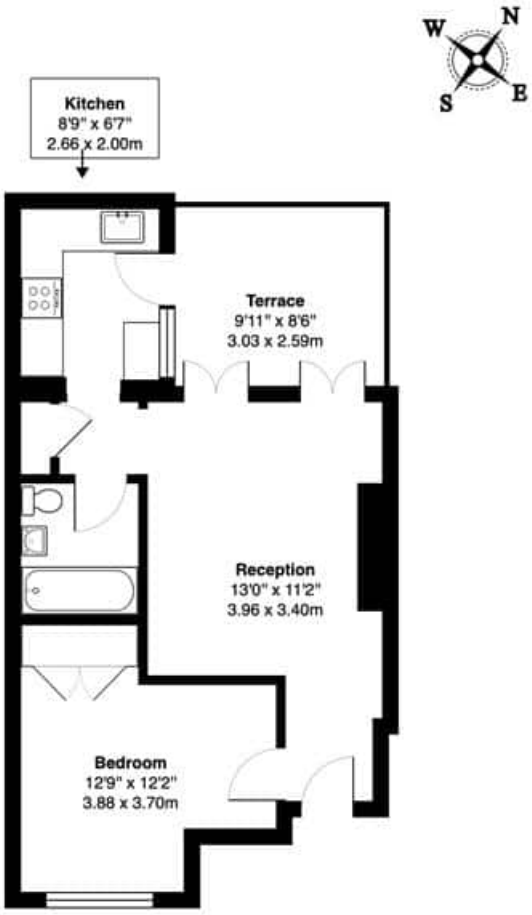
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





Lower Ground Floor

Hans Place, SW1X

Total Gross Area: 428 ft² ... 39.8 m² (excluding terrace)

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice