

## HANS ROAD, London, SW3

£1,100,000



### Full Description

Excellent fourth floor one bedroom flat (with lift to 3rd floor) extending to 690 sq ft with light and spacious rooms.

The apartment has a sleek modern kitchen, a contemporary shower room and wood floors throughout. This superb location is opposite Harrods and surrounded by the many shopping and transport facilities of Knightsbridge. The property is owned by a single asset BVI registered company which comes with its financial tax benefit for a buyer that wishes to take advantage of this.

### Additional Information

Tenure Years Remaining: 137  
Annual Service Charge: 7030  
Council Tax band: G  
Ground Rent Amount: £250.00

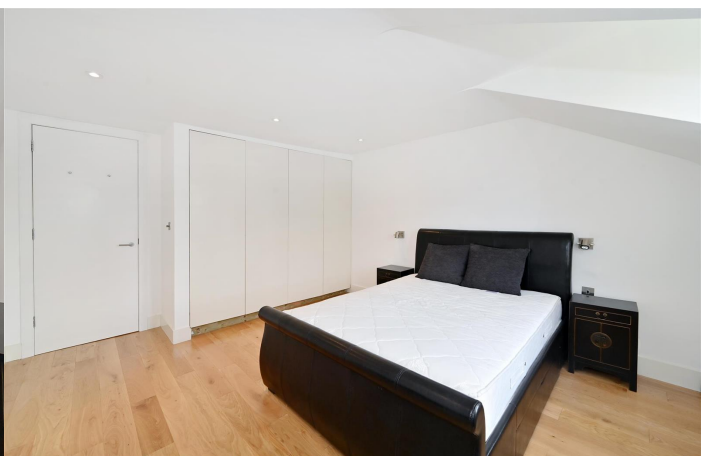
### Features

- Bedroom
- Shower Room
- Reception Room
- Kitchen
- Lift
- Wood Floors
- Caretaker

### Contact Us

#### Plaza Estates

34 Beauchamp Place, London  
SW3 1NU  
T: 020 7581 7646  
E: [kb@plazaestates.co.uk](mailto:kb@plazaestates.co.uk)

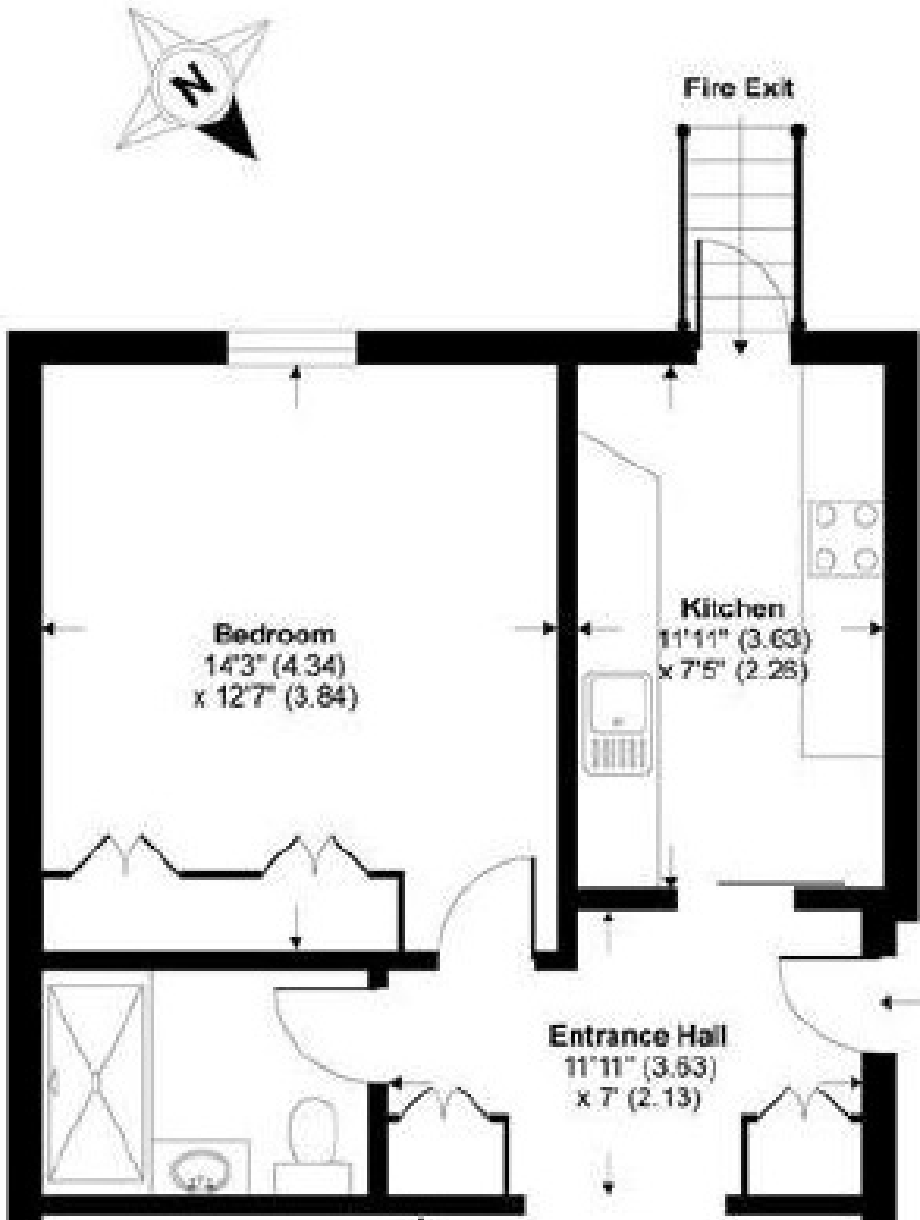


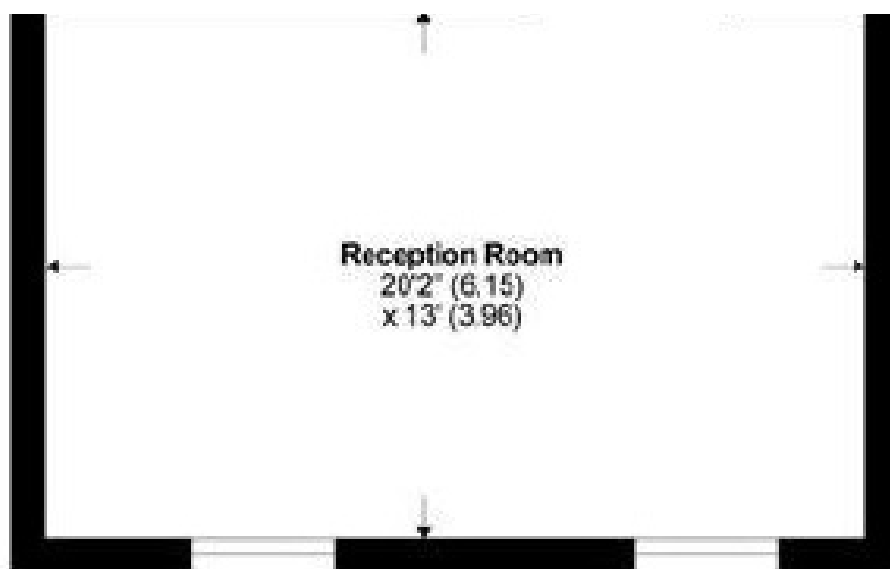


| Energy performance certificate (EPC)                                                                                                                                                                                                                                                                                                                                                                                                                                  |                           |                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------|
| Flat 11<br>30, Hans Road<br>LONDON<br>SW3 1HW                                                                                                                                                                                                                                                                                                                                                                                                                         | Energy rating<br><b>C</b> | Valid until: 22 September 2029<br>Certificate number: 8031-6821-4540-4961-3996 |
| Property type                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Top-floor flat            |                                                                                |
| Total floor area                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 64 square metres          |                                                                                |
| <b>Rules on letting this property</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 |                           |                                                                                |
| Properties can be let if they have an energy rating from A to E.                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                                                                                |
| You can read <a href="https://www.gov.uk/guidance/landlords-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> .<br><a href="https://www.gov.uk/guidance/landlords-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/landlords-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance</a> |                           |                                                                                |
| <b>Energy efficiency rating for this property</b>                                                                                                                                                                                                                                                                                                                                                                                                                     |                           |                                                                                |
| This property's current energy rating is C. It has the potential to be C.                                                                                                                                                                                                                                                                                                                                                                                             |                           |                                                                                |
| <a href="#">See how to improve this property's energy performance.</a>                                                                                                                                                                                                                                                                                                                                                                                                |                           |                                                                                |
| <div><div><div>Score   Energy rating</div><div><div>A</div><div>B</div><div>C</div><div>D</div><div>E</div><div>F</div><div>G</div></div><div>92+<br/>81-91<br/>69-80<br/>55-68<br/>39-54<br/>21-38<br/>1-20</div></div><div><div>Current</div><div>Potential</div><div><div>73   C</div><div>75   C</div></div></div></div>                                                                                                                                          |                           |                                                                                |
| <div><div>The graph shows this property's current and potential energy efficiency.</div><div>Properties are given a rating from A (most efficient) to G (least efficient).</div><div>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</div><div>For properties in England and Wales:<br/>the average energy rating is D<br/>the average energy score is 60</div></div>                                            |                           |                                                                                |



# Hans Road, SW3





TOTAL GROSS INTERNAL FLOOR AREA 683 SQ FT 64 SQ METRES

**FOURTH FLOOR**