

F L A T B

34 HANS ROAD

L O N D O N S W 3

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A stunning newly completed First Floor apartment in an Edwardian building conveniently situated just behind Harrods. This superb flat has been meticulously refurbished to the highest specification and interior designed in a contemporary classic style.

Situated in the heart of Knightsbridge, this flat offers approximately 2,820 sq ft of internal area, featuring an outstanding drawing room, dining room, kitchen/breakfast room and a grand master bedroom suite, two further bedroom suites and a study area.







Accommodation

- ◆ Impressive Reception Hall
- ◆ Drawing Room
- ◆ Dining Room
- ◆ Kitchen/Breakfast Room
- ◆ Master Bedroom
with En-Suite Bathroom
- ◆ Guest Bedroom with En-Suite
Shower Room and Dressing Area
- ◆ Third Double Bedroom
with En-Suite Shower Room
- ◆ Study
- ◆ Guest Cloakroom

Specification

- ◆ Air Cooling to Principal Rooms
- ◆ Sonos Sound System
- ◆ Lutron Lighting System
- ◆ Alarm and Security System
- ◆ Underfloor Heating in Master Bathroom
and Guest Bathroom
- ◆ Poliform Kitchen
- ◆ Oak Flooring
- ◆ Arabescato and Bianco Sardo
Marble Bathrooms
- ◆ Electrically Operated Blinds
- ◆ Stainless Steel Tile Flooring in Kitchen

Terms

Tenure: Leasehold expires 24 December 2153

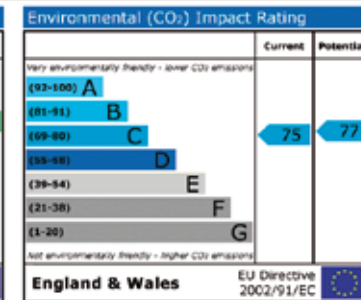
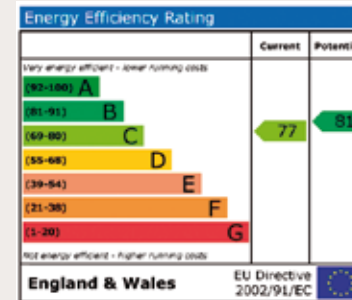
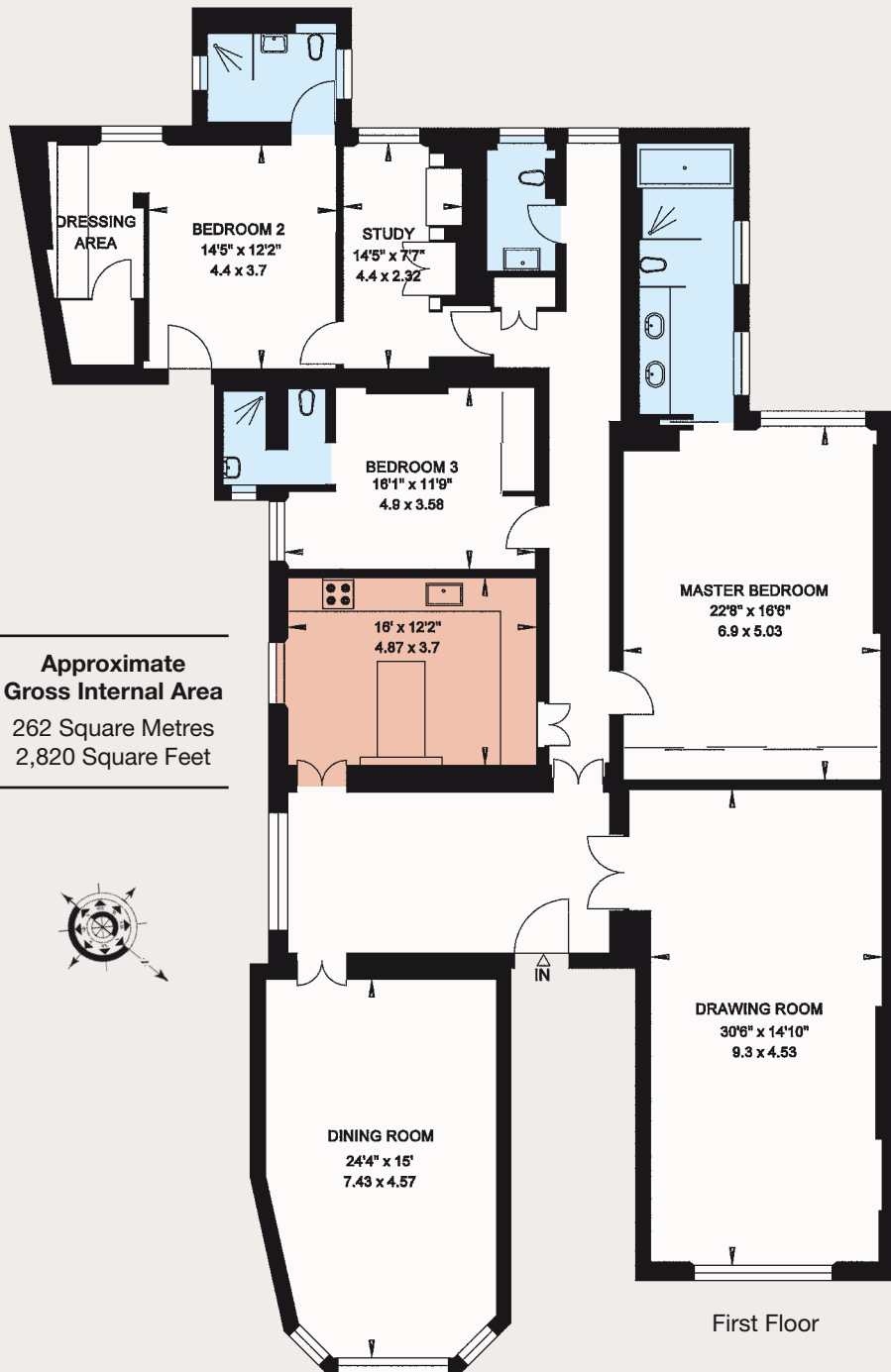
Ground Rent: Peppercorn

Service Charge: Approximately £1,600 per annum

Local Authority: Kensington & Chelsea

Guide Price: £5,950,000





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October 2007

