



**HANS PLACE, LONDON, SW1X**  
£1,950,000

**Carter Jonas**

## HANS PLACE, LONDON, SW1X

The apartment comprises of a bright southwest facing reception room overlooking Hans Place with Crittall doors that open onto a balcony. The principal bedroom benefits from the same southwest views over the gardens of Hans Place with Crittall doors opening on to a balcony and an ensuite bathroom. A further two bedrooms one with an ensuite and separate shower to service the third bedroom. The separate kitchen is located towards the rear of the apartment with adjoining dining room that is open plan to the reception room.

Denbigh House is an impressive portered building located on Hans Place which is an attractive garden square. It is ideally located close to the extensive fashion boutiques, restaurants and amenities of Knightsbridge, Harrods, Sloane Street and Sloane Square.

**THIS THREE-BEDROOM APARTMENT IS SITUATED IN ONE OF KNIGHTSBRIDGE'S MOST SOUGHT-AFTER GARDEN SQUARES. WITH ITS QUIET BUT CENTRAL LOCATION IT IS CLOSE TO THE WORLD-CLASS SHOPPING**



### AMENITIES

- Three bedrooms
- Three bathrooms
- Lift
- Porter

**TENURE** Leasehold 99 years from 24 June 1957

**SERVICE CHARGE** £18,232.52

**GROUND RENT** £150

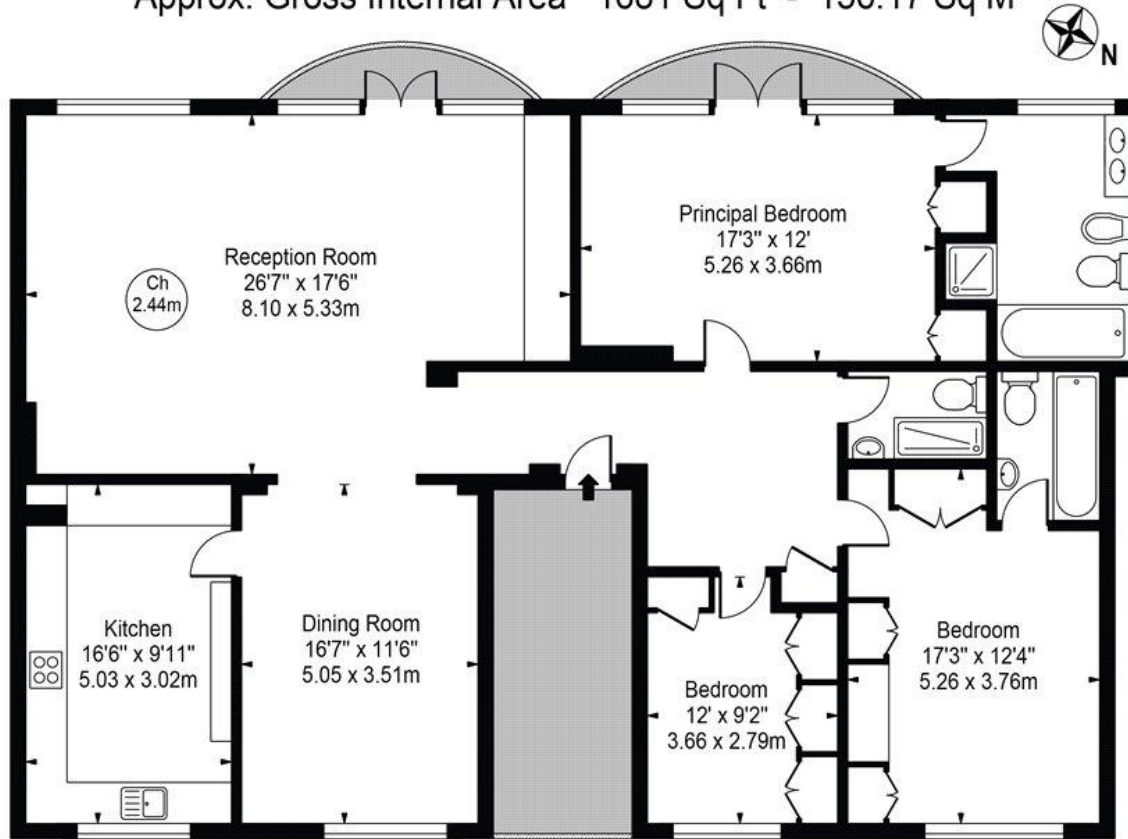
**LOCAL AUTHORITY** Royal Borough of Kensington and Chelsea

**EPC BAND** E



# Denbigh House

Approx. Gross Internal Area 1681 Sq Ft - 156.17 Sq M



## Third Floor

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

**Mayfair 020 7493 0676**

mayfair@carterjonas.co.uk  
18 Davies Street, Mayfair, London, W1K 3DS

**carterjonas.co.uk**  
Offices throughout the UK

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