



HANS PLACE

Knightsbridge
SW1X

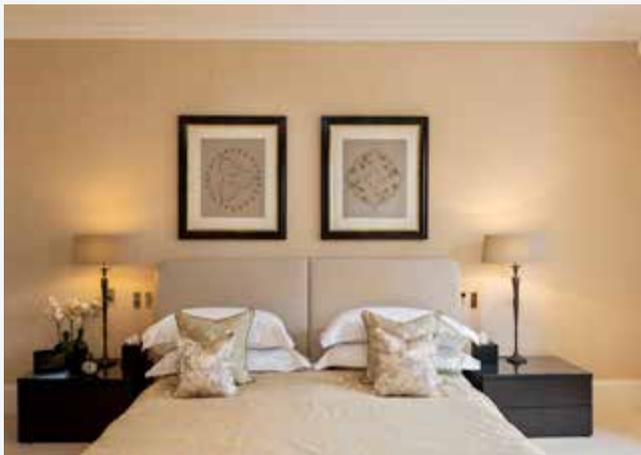




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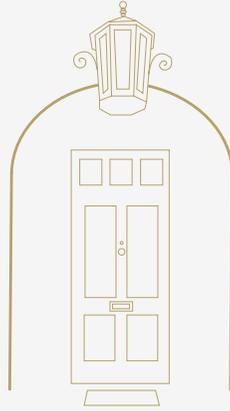
A beautifully presented freehold townhouse, with lift, situated on a prized communal garden square in the heart of Knightsbridge.

Built on land belonging to the heirs of Sir Hans Sloane, Hans Place forms a pivotal part of the model Hans Town development. First conceived in 1770 by the celebrated architect Henry Holland, famous for his works including Brooks's Club in St James, The Brighton Pavilion and notably Carlton House, the London residence of King George IV, number 34 sits peacefully on the Western side of Hans Place with views over the charming communal gardens









LIVING ACCOMMODATION

Extending to more than 5,300 sq ft, this magnificent house offers the ability to entertain on a grand scale, excellent living space and 6 bedrooms including staff accommodation. Entered on the ground floor, there is an exquisite study to the left, allowing for meetings overlooking the gardens, without guests having to fully enter the house. This is a most peaceful place to work. Moving into the house, there is a central entrance hall, perfect for receiving guests. Entered through double doors towards the rear is a large dining room which has seen royalty and heads of state entertained. This room comfortably seats 12 and is serviced by a dumbwaiter, allowing for utmost privacy. Adjacent is a discreetly positioned guest cloakroom. On the lower ground floor is a wonderful family kitchen and breakfast room, allowing for informal living. There is a courtyard garden accessed through bi-folding doors which brings natural light most pleasingly through the house. There is an excellent utility room as well as separate staff accommodation which benefits from separate access to the street.

The first floor offers an outstanding formal drawing room with high ceilings and wonderful proportions. Two sets of French doors lead out onto a balcony, flooding this room with natural light. This is a grand setting in which to relax or entertain, surely one of the finest Drawing Rooms in Knightsbridge. Also on the first floor is an excellent media room with projector screen.



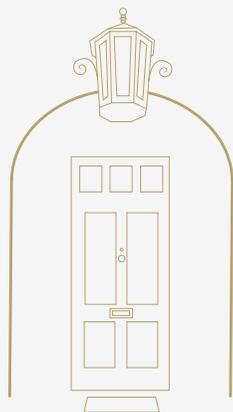












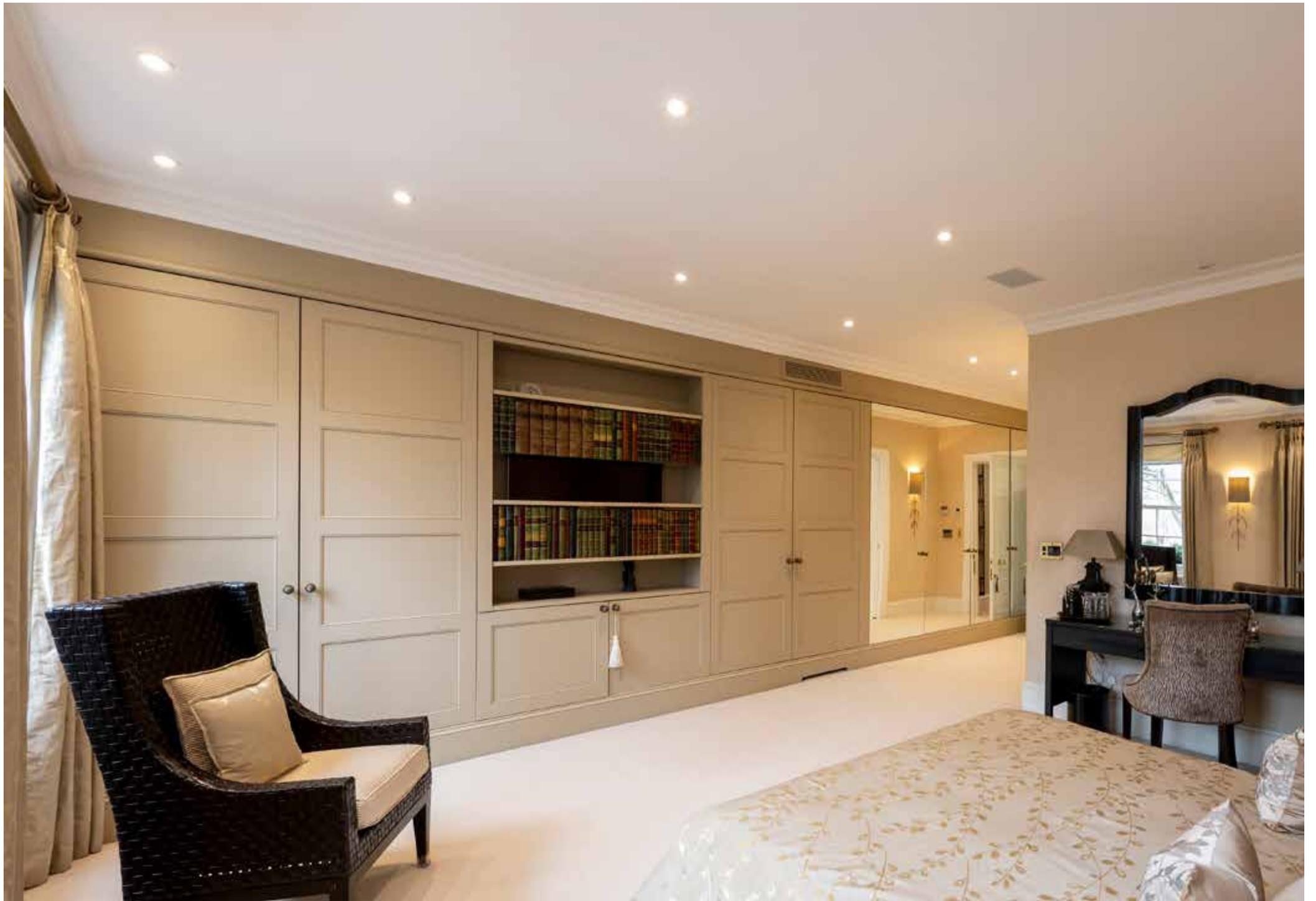
The principal bedroom occupies the entirety of the second floor. There is a substantial amount of built-in storage and an ensuite bathroom with twin sinks, a bath and a shower. The second and third floors offer four double bedrooms, all with ensuite bath or shower rooms and built-in storage.

Of note is the fact that a passenger lift has been most sympathetically installed into the house, providing easy access to all floors. The house has been subject to meticulous refurbishment and upkeep, ensuring that it is presented in immaculate condition.

The house benefits from access to the enchanting communal gardens of Hans Place, accessed via a gate almost directly opposite the house.

Hans Place is situated in the heart of Knightsbridge and within close proximity are the world class amenities that London has to offer, whether that be Harrods, shopping on Sloane Street, the restaurants of Knightsbridge, Belgravia and The West End or the Royal Albert Hall, to name a few. Knightsbridge Underground Station is 0.3 miles away.

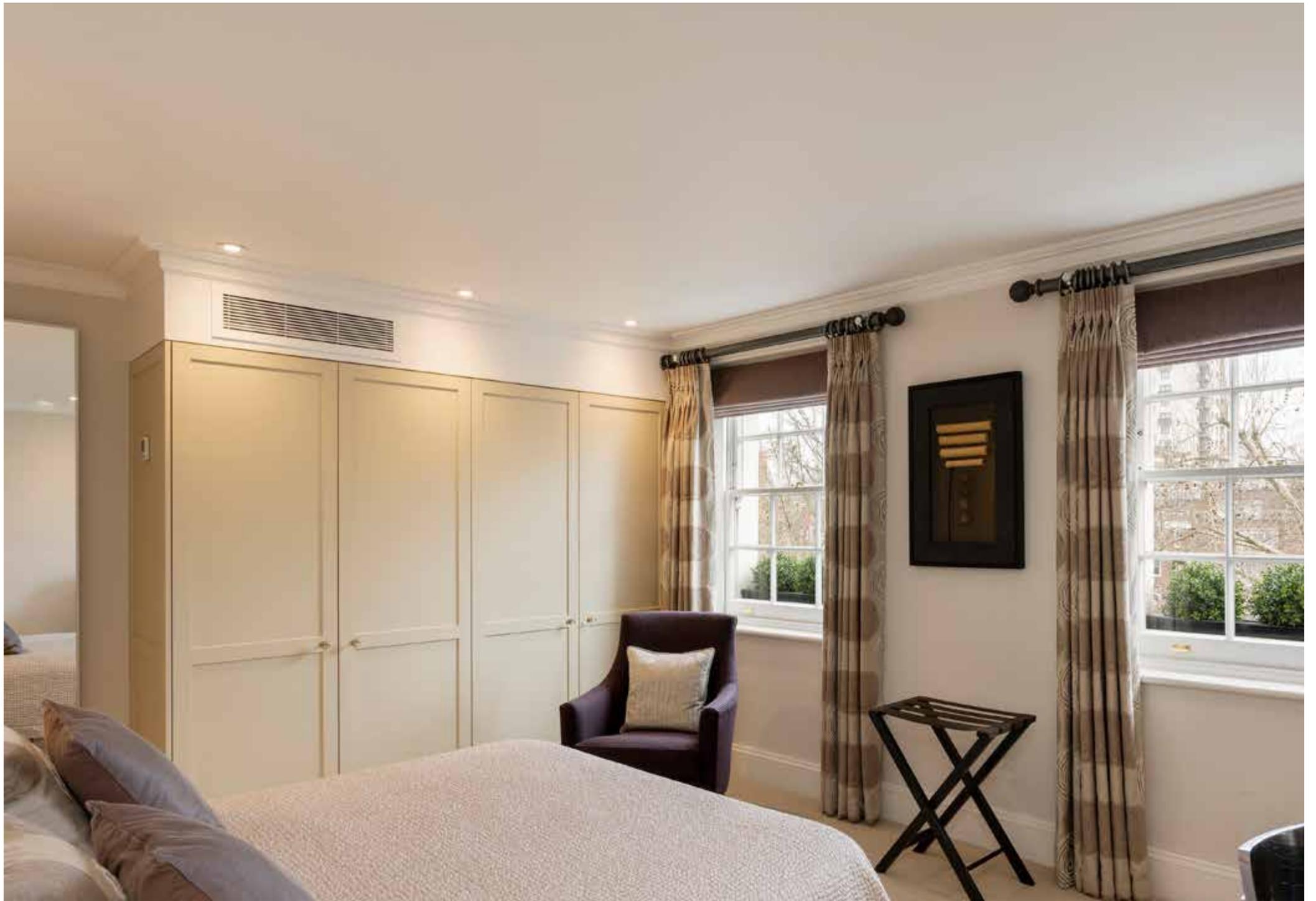






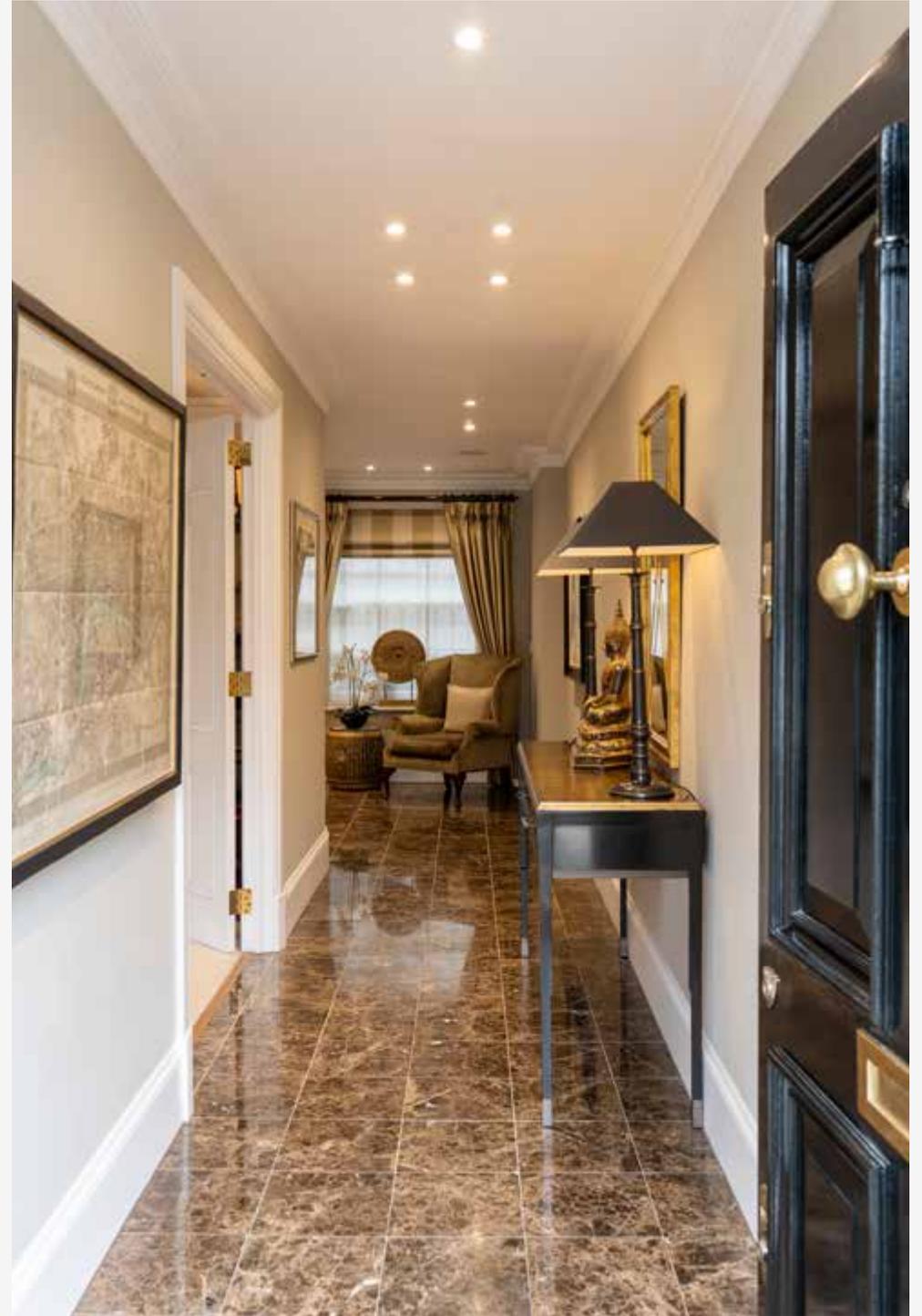


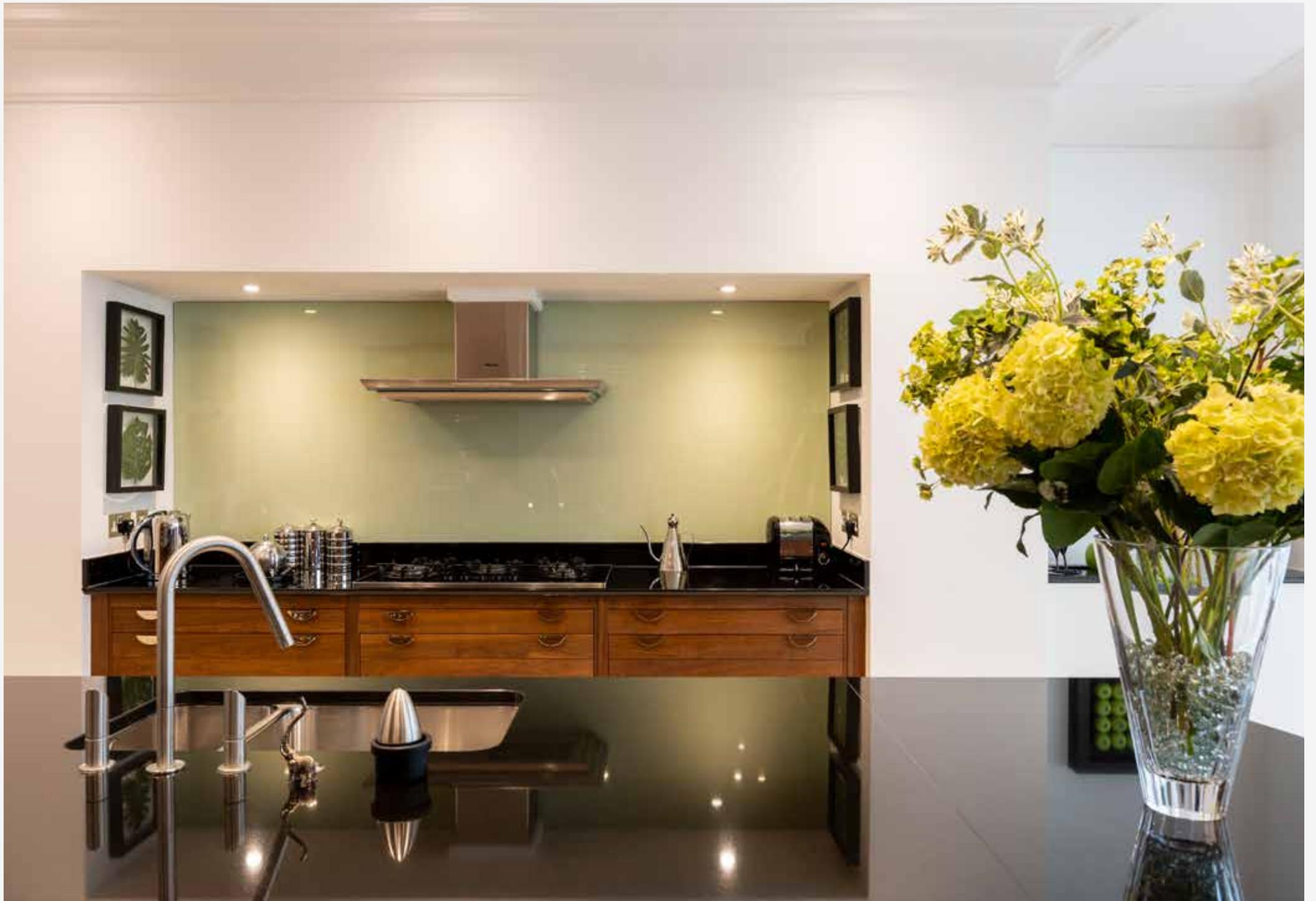








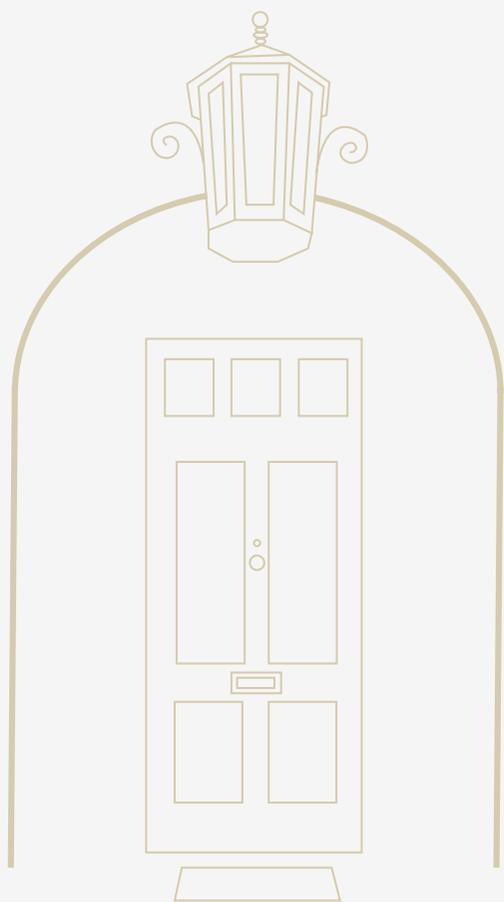


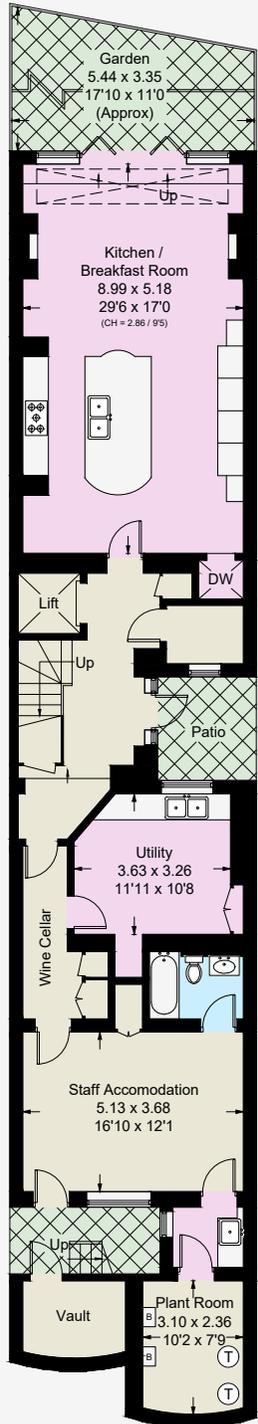




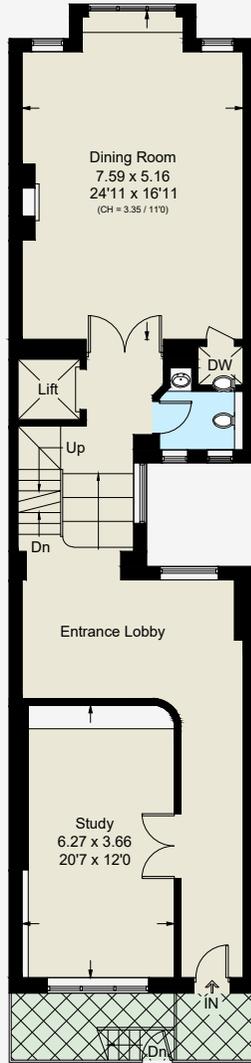




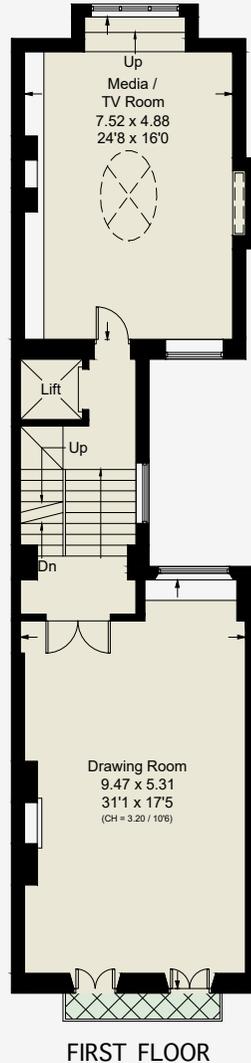




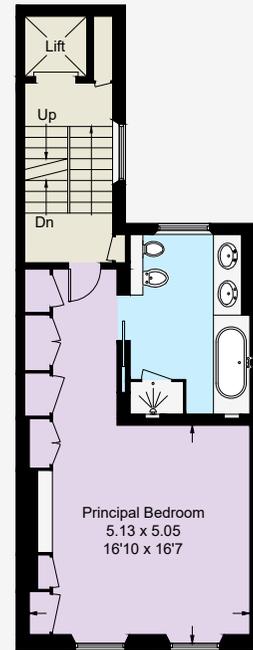
LOWER GROUND FLOOR



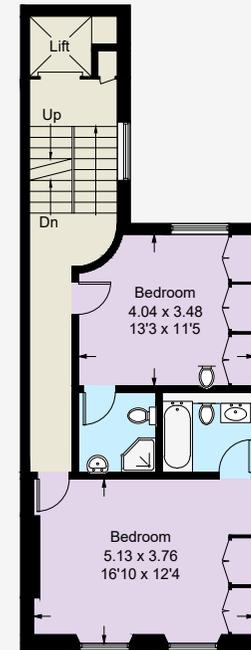
GROUND FLOOR



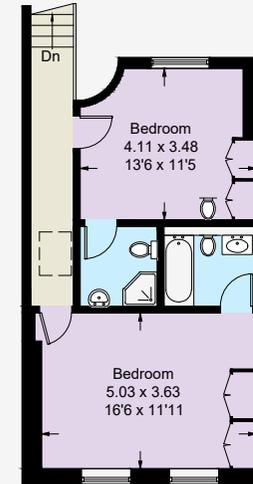
FIRST FLOOR



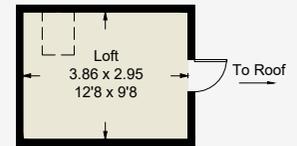
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



LOFT



Approx Internal Area

500.3 Sq M - 5385 Sq Ft

Vault = 45 sq ft / 4.2 sq m

Loft = 122 sq ft / 11.3 sq m

Total = 5552 sq ft / 515.8 sq m

Including Limited Use Area / Lift
(62 sq ft / 5.8 sq m)

☐ = Reduced head height below 1.5m



TERMS

Tenure: Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Price: Upon Application

EPC Rating: D

Viewings: To be arranged strictly by appointment only with Joint
Sole Agents



We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.

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