

London SW1

Flat G, 22 Hans Crescent, Knightsbridge SW1X 0LL

- A Well Located Leasehold Self-Contained Fourth Floor Flat
- GIA Approximately 87.14 sq m (938 sq ft)
- Balcony
- Possible potential for Reconfiguration subject to obtaining all necessary consents

Vacant Possession



To View

The property will be open for viewing every Wednesday and Friday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: JB).

Seller's Solicitor

Messrs Edwin Coe LLP (Ref: SB).
Tel: 0207 691 4105.
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VACANT – Leasehold Flat



Tenure

Leasehold. The property is held on a lease for a term of 189 years from 29th September 1992 (thus having approximately 164 years unexpired) at a current ground rent of £50 per annum.

Location

Knightsbridge is one of West London's wealthiest districts and is home to Harrods and Harvey Nichols. The property itself is situated on the north side of Hans Crescent, almost directly opposite Harrods. The extensive local amenities of Brompton Road and Sloane Street are within walking distance and provide a diverse range of fashionable boutiques, restaurants and bars. The open green spaces of Hyde Park are within walking distance to the north. Knightsbridge Underground Station (Piccadilly Line) is within close proximity to the north-east and the nearby A4 provides access to the M4 Motorway and Heathrow Airport to the west.

Description

The property comprises a self-contained fourth floor flat situated within an attractive red brick mid terrace building arranged over lower ground, raised ground and four upper floors. The property benefits from an entrance door on the third floor.

Accommodation

Reception Room with Balcony, Two Bedrooms (One with En-Suite Shower Room), Kitchen, Bathroom with WC and wash basin

GIA Approximately 87.14 sq m (938 sq ft)



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.