



23 Denbigh House

13-18 HANS PLACE SW1X 0EX

An impressive lateral duplex penthouse located in the heart of Knightsbridge, with garages, now in need of modernisation

DESCRIPTION

Denbigh House is a modern, purpose-built block which was constructed in c. 1959. It's located on the eastern side of Hans Place with its private gated garden for use by local residents (subject to Terms & Conditions).

The penthouse is arranged over the fourth and fifth floors with access via a lift to both floors. It enjoys magnificent south westerly views over the private gardens. It comprises a large principal bedroom suite with dressing area, dressing room and large en suite bathroom, three/four further bedrooms, two family bathrooms, large drawing room with access to a terrace overlooking Hans Place, large dining room, study / bedroom five, kitchen / breakfast room and a utility room.

LOCATION

Hans Place is situated just to the west of Sloane Street and north of Pont Street in the heart of Knightsbridge, being located within the Royal Borough of Kensington and Chelsea. It is centrally located for easy access to all the amenities in Knightsbridge, Chelsea and South Kensington. Knightsbridge London Underground station is close, as are the open spaces of Hyde Park which are also within easy reach. Harrods and Harvey Nichols department stores are also close by, as are an array of excellent shops, schools and restaurants.

TERMS

Tenure: Leasehold, for a term of 99 years from 25th June 1957, therefore having approximately 34 years unexpired

The Head lease to the building is available for sale (subject to negotiation and to the vendor complying with the provisions of the Landlord and Tenant Act 1987), which brings with it certain income from the building.

Service Charge: The service charge for the financial year ending 31st December 2022 is estimated to be £20,000

Ground Rent: £500 per annum

Price: £4,750,000

Local Authority: The Royal Borough of Kensington & Chelsea







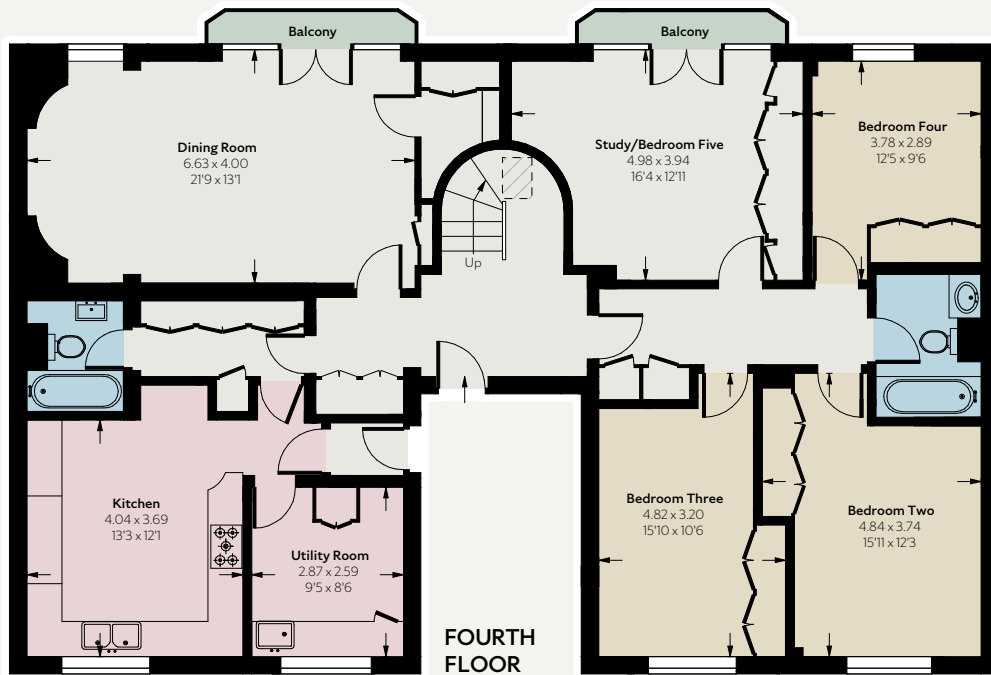
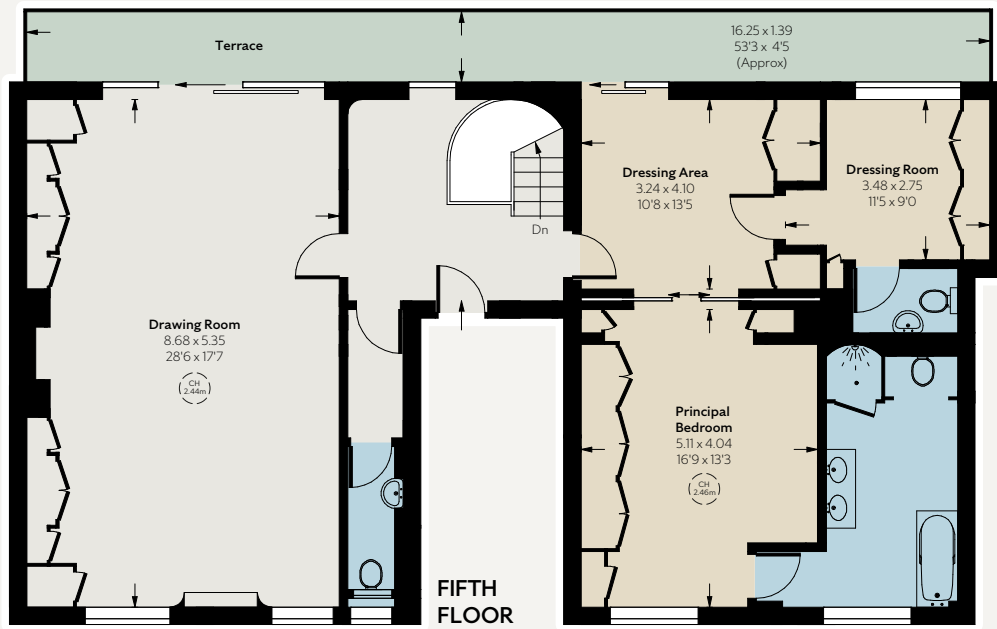
ACCOMMODATION

- Drawing room
- Dining room with walk-in store / servery
- Kitchen / breakfast room
- Utility room
- Study / bedroom five
- Principal bedroom with dressing area, dressing room and en suite bathroom
- 3 / 4 Further bedrooms
- 2 Family bathrooms
- 2 WCs

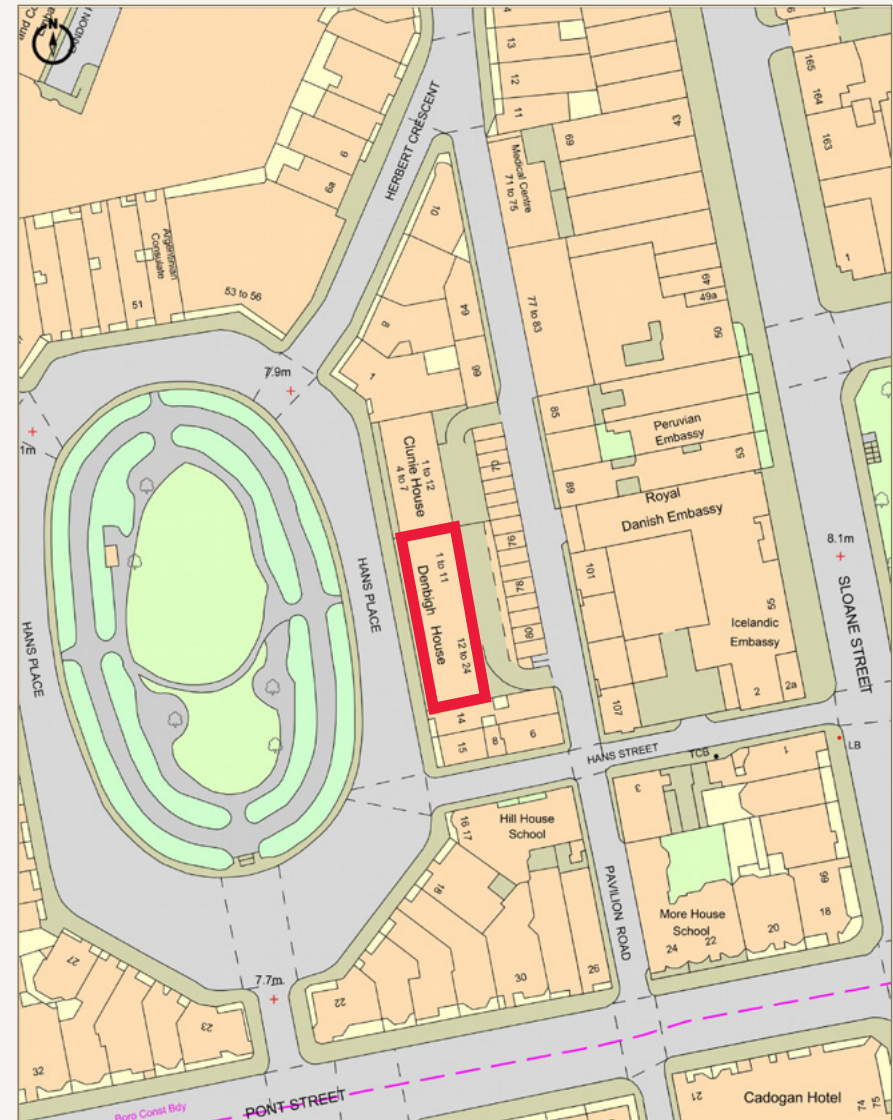
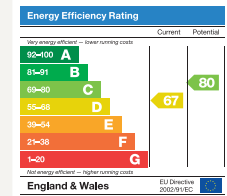
AMENITIES

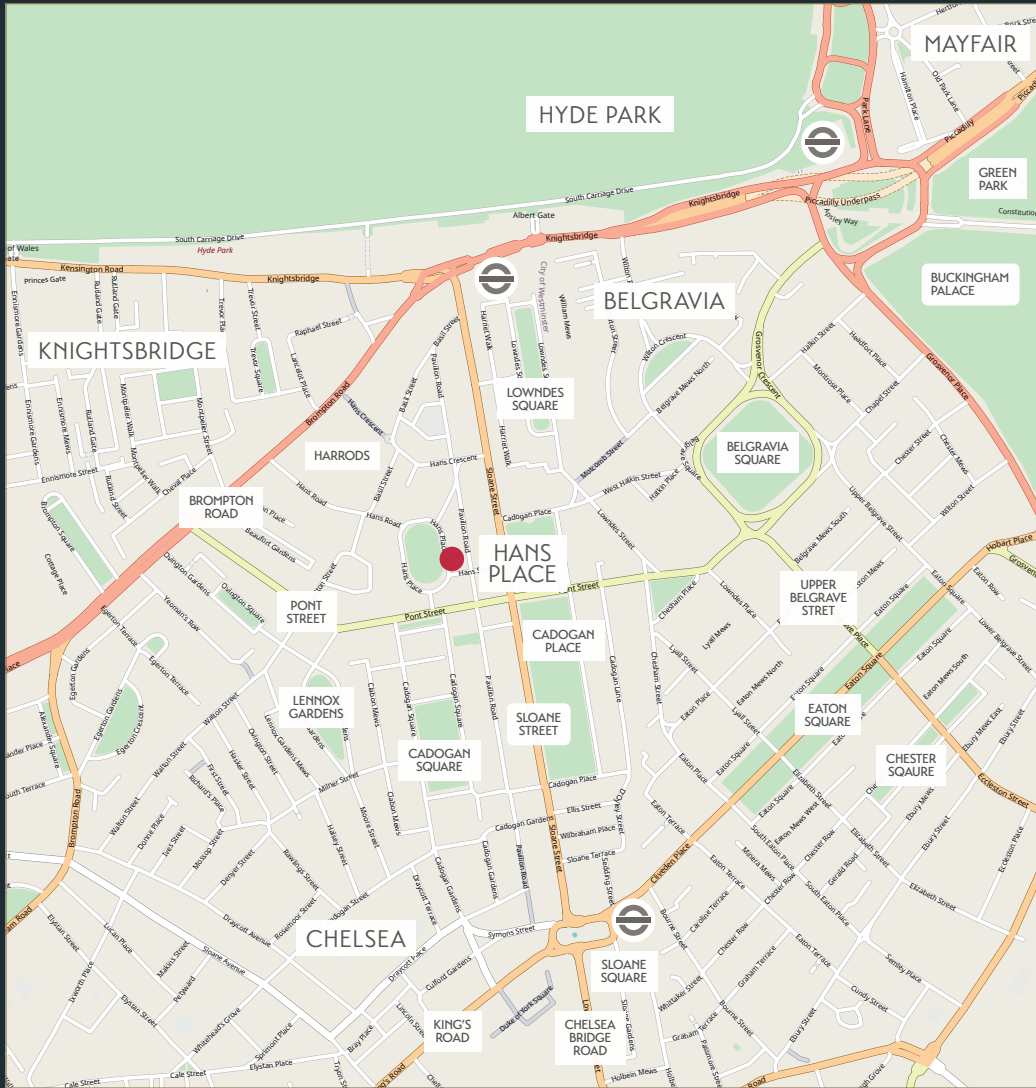
- South-west-facing terrace and balconies
- Single garage
- Indep heating / hot water
- 2 Basement store rooms
- Resident porter
- Lift
- Access to Hans Place private gardens (subject to an annual charge, Terms & Conditions)





APPROXIMATE GROSS INTERNAL AREA
3,013 sq ft / 279.91 sq m





Viewing: Strictly by appointment with Aston Chase. Important notice: Aston Chase, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Aston Chase have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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