

— 32 —
HANS
ROAD
KNIGHTSBRIDGE
— SW3 —

LONDON

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A new development in the heart of Knightsbridge

For centuries Knightsbridge has been one of the most prestigious and aspirational addresses in Central London, and is today home to some of the world's most celebrated and exclusive fashion houses, hotels and restaurants.

Situated on a popular road opposite Harrods, No.32 Hans Road presents a rare opportunity to purchase fully refurbished and superbly interior designed apartments, in this sought-after corner of the capital.



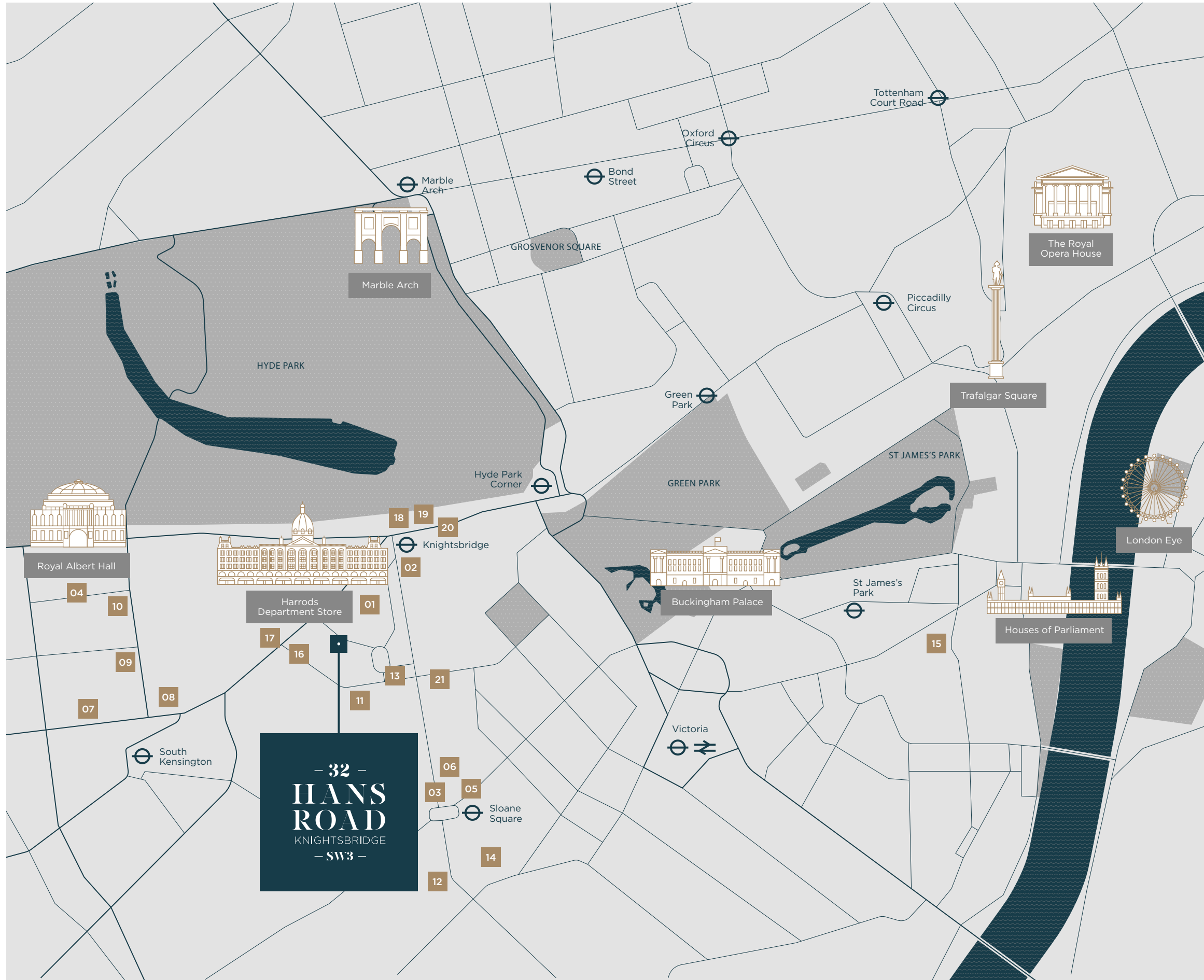
A thriving location

Lying just a short walk from one of London's most picturesque Royal Parks, Hans Road is a quiet residential street in the Royal Borough of Kensington and Chelsea.

Both Knightsbridge and its neighbouring districts of Belgravia, Chelsea and Mayfair, play host to a variety of shops, restaurants and cafés; whilst a wealth of cultural attractions are also not far from your doorstep, including the Victoria and Albert Museum, Natural History Museum, and the famous Royal Albert Hall.

Excellent transport links

Hans Road benefits from excellent transport links and offers easy access to the underground network from Knightsbridge Station, which is less than 5 minutes walk away. The National Rail network can be easily accessed by nearby Victoria Station, and Heathrow airport is only 30 minutes by car.



Places of interest

Stores

- 01 Harrods Department Store
- 02 Harvey Nichols
- 03 Peter Jones

Venues

- 04 Royal Albert Hall
- 05 Royal Court Theatre
- 06 Cadogan Concert Hall

Museums/Galleries

- 07 Natural History Museum
- 08 Victoria and Albert Museum
- 09 The Science Museum

Schools/Colleges

- 10 Imperial College
- 11 Knightsbridge School
- 12 The Garden House School
- 13 Hill House International Junior School
- 14 Francis Holland School for Girls
- 15 Westminster School

Restaurants/Hotels

- 16 San Lorenzo
- 17 Montpeliano
- 18 Mandarin Oriental
- 19 Dinner by Heston
- 20 Marcus Wareing at The Berkeley
- 21 Il Pampero

The area

> Mulberry store



> The Serpentine Lake in Hyde Park



∨ The Royal Albert Hall



< The Victoria and Albert Museum



∨ Nearby Belgravia with its fine shops and boutiques



^ World-famous department store Harrods

> Café Ladurée at Harrods



32 Hans Road

Originally built in the 1890's, the redevelopment of No. 32 Hans Road brings together the elegance of the Victorian era with the sophistication of contemporary living.

Set behind the iconic red brick façade, the interior of the building has been almost completely reconfigured to create three, spacious, duplex apartments, each offering three bedrooms and bathrooms.

Apartment 2 and the penthouse benefit from a lift, with secure and direct lift access for the penthouse. All of the apartments have been finished to the highest specification including Miele appliances, Lutron lighting systems, comfort cooling and underfloor heating.

Every aspect has been carefully considered and designed with the utmost attention to detail, which results in a truly exceptional lifestyle offering.



*The reception room,
kitchen and dining area*

Apartment 1



◀ Ormate panelled walls feature within this comfortable living space

✓ Thoughtfully-designed bedroom suite with double doors opening on to a private terrace



^ Spacious master bedroom suite with private dressing room



^ Crema Marfil porcelain walls with bronze marble porcelain feature wall

◀ A light-filled kitchen and dining area with timber herringbone flooring leading from the stylish reception area

Apartment 1 Floorplan

- Living Areas
- Bathrooms / Utility
- Terrace
- Services Zones

Approximate Apartment Area*	171 sq m	1840 sq ft
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Ground Floor

Master Bedroom	5.0m x 6.0m	16'5" x 19'8"
Master Bathroom	4.8m x 2.2m	15'9" x 7'3"
Bedroom 2	3.7m x 3.0m	12'2" x 9'10"

Lower Ground Floor

Kitchen / Dining room / Reception	11.8m x 4.5m	38'8" x 14'9"
Bedroom 3	3.8m x 3.1m	12'6" x 10'2"
Garden Terrace	5.1m x 4.1m	16'9" x 13'5"



Ground Floor



Lower Ground Floor



*Gross Internal Area: The area is calculated from the inside face of the perimeter demising wall of the apartment and includes all internal partitions.

Apartment 2



^ An elegant living space with exceptional high ceilings, three quarter length windows and stone fireplace

> Floor to ceiling Crema Marfil porcelain lines the walls of the master bathroom



< Comfortable and generous master bedroom suite with high ceilings and bright outlook

> Meticulously designed kitchen and dining area combines with the reception room to create a large entertaining space



< Contemporary decor features within the second bedroom

Apartment 2 Floorplan

- Living Areas
- Bathrooms / Utility
- Services Zones

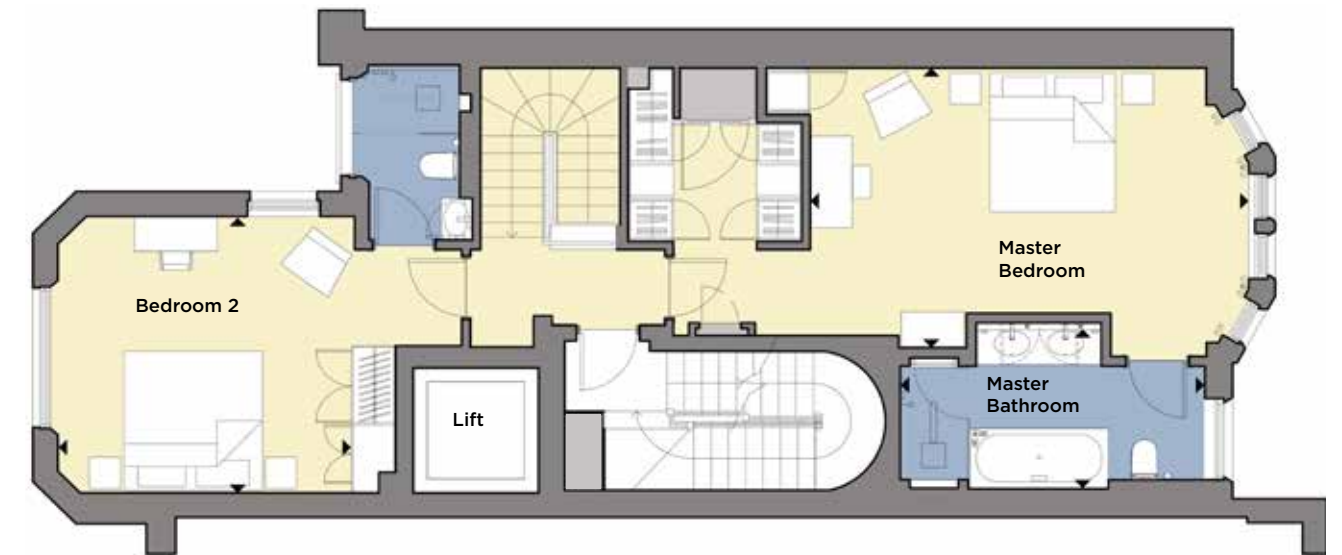
Approximate Apartment Area *	156 sq m	1679 sq ft
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Second Floor

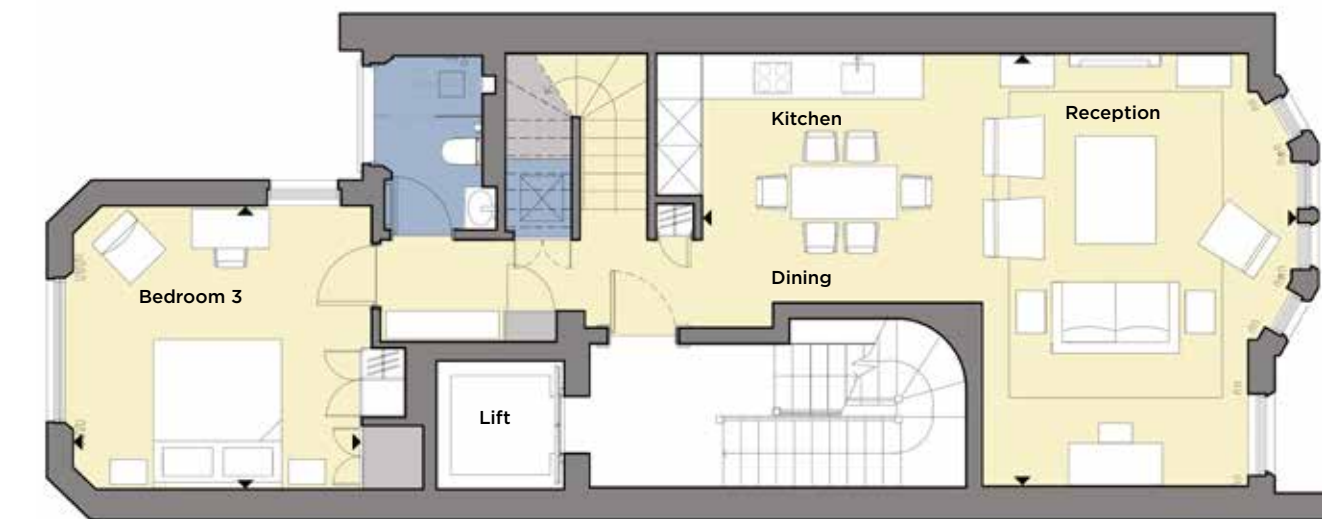
Master Bedroom	6.4m x 3.7m	21' x 12'2"
Master Bathroom	2.2m x 4.4m	7'3" x 14'5"
Bedroom 2	4.1m x 3.9m	13'5" x 12'9"

First Floor

Kitchen / Dining room / Reception	8.4m x 6.0m	27'7" x 19'8"
Bedroom 3	4.0m x 3.9m	13'1" x 12'9"



Second Floor



First Floor



*Gross Internal Area: The area is calculated from the inside face of the perimeter demising wall of the apartment and includes all internal partitions.

Penthouse



The reception room, kitchen and dining area encompass the entire top floor of the apartment

Penthouse

> Bright and airy living area



< Third bedroom with Juliette balcony

> Bespoke oak joinery with integrated lighting has been fitted within the master bedroom



< Meticulously designed dining area leads into the kitchen



^ View from penthouse roof

Penthouse Floorplan

- Living Areas
- Bathrooms / Utility
- Services Zones

Approximate Apartment Area *	153 sq m	1647 sq ft
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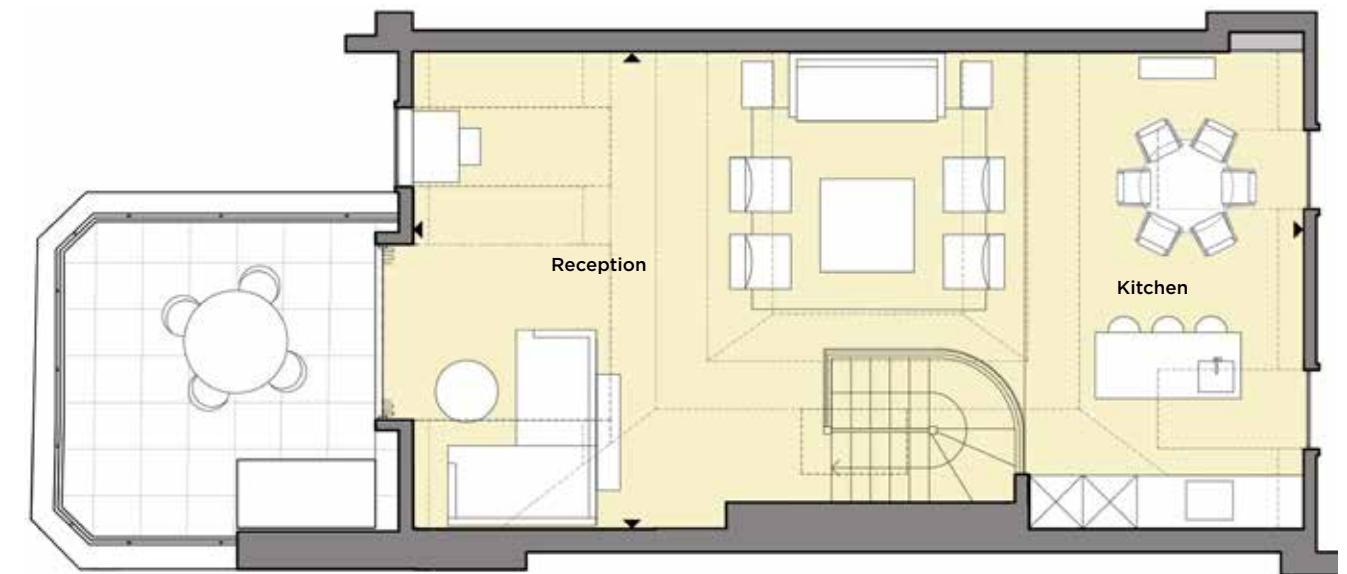
Fourth Floor

Kitchen / Dining room / Reception	11.2m x 6.0m	36'9" x 19'8"
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Third Floor

Master Bedroom	3.9m x 5.4m	12'9" x 17'8"
Master Bathroom	3.5m x 1.9m	11'6" x 6'3"
Bedroom 2	3.8m x 3.1m	12'6" x 10'2"
Bedroom 3	2.7m x 2.0m	8'10" x 6'7"

*Gross Internal Area: The area is calculated from the inside face of the perimeter demising wall of the apartment and includes all internal partitions.



Fourth Floor



Third Floor



Specifications

Shared services

- 8 person lift
- Video entry system



Internal finishes

Entrance lobby

- Painted timber panelled dado with Savoy wall covering above
- Limestone flooring

Hall & reception room

- Herringbone light oak timber flooring
- Stone fireplace in apartments 1 & 2
- Stained panelled oak doors and architraves throughout the apartments

Kitchen

- Fully fitted kitchens with Miele appliances
- Herringbone light oak timber flooring
- White lacquered cabinets
- Worktops in Silestone White Storm composite stone

Bedrooms

- Light wool carpet
- Bespoke joinery to wardrobes in oak

En suite bathrooms

- Heated towel rails
- Crema Marfil porcelain walls with bronze marble porcelain feature wall
- Crema Marfil porcelain floors
- Heated mirrors to master bathrooms

Mechanical & electrical

- Under floor heating
- Fire safety systems
- Intruder alarms
- Satellite TV
- Comfort cooling
- Lutron lighting
- Data cabling
- Penthouse benefits from direct lift access

Tenure

- Share of freehold with a new 999 year lease

Parking

- Parking for all apartments available by separate arrangement



Project Team

Developer

City Developments Limited

Architects

Hamiltons Architects Ltd

Quantity surveyor

Gleeds

Structural engineer

Waterman Group

Service engineer

Hoare Lea

Development advisors and project managers

Dartmouth Capital Advisors Limited

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LONDON