

ROBERT BAILEY PROPERTY

35 Montpelier Square London SW7



THIS IS THE KEY HOUSE SITUATED AT THE CENTRE OF THE NORTHERN TERRACE OVERLOOKING THIS HIGHLY REGARDED GARDEN SQUARE. THE HOUSE HAS EXCELLENT PROPORTIONS AND IS ONE OF THE WIDEST HOUSES ON THE SQUARE, MEASURING 5.5M INTERNALLY AND IT BENEFITS FROM FANTASTIC LIGHT THROUGHOUT. OF PARTICULAR NOTE IS THE LARGE SOUTH FACING PICTURE WINDOW IN THE FIRST-FLOOR DRAWING ROOM OVERLOOKING THE GARDEN SQUARE. THE HOUSE IS LISTED GRADE II AND HAS BEEN USED AS A SUCCESSFUL RENTAL INVESTMENT FOR A NUMBER OF YEARS. WITH OVER 4500 SQFT OF ACCOMMODATION THE HOUSE HAS 5 BEDROOMS ALL WITH ENSUITES AS WELL AS EXCELLENT ENTERTAINING SPACE. QUIETLY SET JUST A SHORT WALK TO HYDE PARK, HARRODS AND ALL THE EXCELLENT AMENITIES, SHOPS AND RESTAURANTS THAT KNIGHTSBRIDGE IS SO WELL KNOWN FOR.

£8,750,000 Freehold



Terms and Conditions

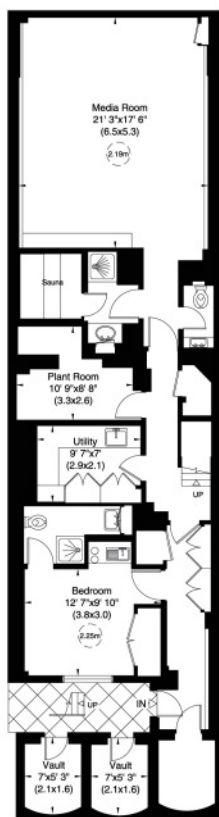
Tenure: Freehold

Price: £8,750,000 Subject To Contract

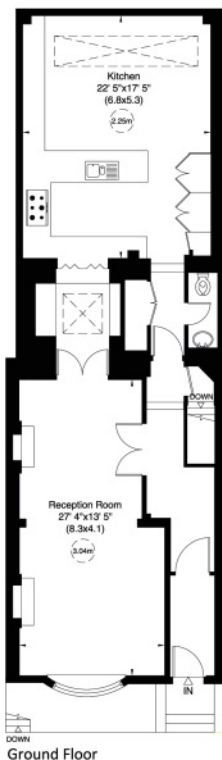
Disclaimer

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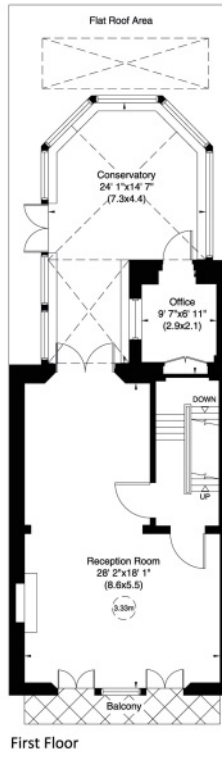
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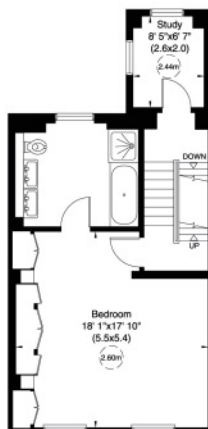
Lower Ground Floor



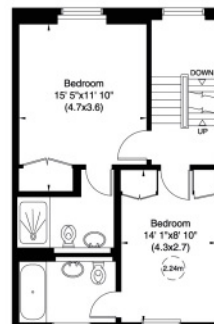
Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor

35 Montpelier Square, SW7

Approximate Gross Internal Area

435 sq m/ 4686 sq ft Including Limited Use Area and Vaults

426 sq m/ 4583 sq ft Excluding Limited Use Area and Vaults

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practices).

