



Montrose Place
Belgravia, SW1X

CHESTERTONS





A spacious three bedroom lateral apartment within this prestigious, yet discreet portered development in Belgravia.

Accommodation is generous and well-balanced, comprising a spacious, double reception room, which leads onto a walled patio. The principal bedroom features a dressing room and large en-suite bathroom. Furthermore, there are two guest bedroom suites, a utility room, guest cloakroom and road entrance hall. The property also comes with two secure underground parking spaces.

Montrose Place stands as a discreet and esteemed development in Belgravia, comprising 18 large apartments spread across two blocks. Designed around a central reception area and private landscaped courtyard, the building is superbly located moments from Belgrave Square and Hyde Park Corner, and provides 24-hour concierge and security services.

- Double Reception Room
- Three Large Bedroom Suites
- Walled Patio
- Two Secure Parking Spaces
- 24 hr Concierge/security

Asking Price £10,250,000

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 90-100 | A | | |
| 81-89 | B | 83 | 83 |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Leasehold 108 years
Service Charge: £147,000 pa
Ground Rent: £TBC
Local Authority: City of Westminster
Council Tax Band: H

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Approximate Area = 3655 sq ft / 339.6 sq m
Including Limited Use Area (35 sq ft / 3.3 sq m)



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1054215)

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