



Montrose Court  
Princes Gate, SW7

CHESTERTONS





A well-presented two bedroom flat situated on the ground floor of this popular and secure portered mansion block just south of Hyde Park close by to Knightsbridge and South Kensington.

The apartment comprises two bedrooms, two bathrooms, a separate kitchen and a wonderful double reception room. There is off-street parking to the front and rear of the building by separate negotiation and subject to availability.

Princes Gate runs from the open spaces of Hyde Park down to South Kensington Underground station. It is well placed for the many excellent local shops, bars and restaurants and the world class shopping of Knightsbridge is also nearby.

- Bright and spacious living/ dining area
- Kitchen with access to the utility room
- Main bedroom with built in storage and en-suite bathroom
- Second bedroom with built in storage
- 24 hour porter

Asking Price £1,695,000

Energy Efficiency Rating		Current	Potential
100-90	A		
81-90	B		
69-80	C		
55-65	D	67	75
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

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

**Tenure:** Leasehold 946 years 10 months  
**Service Charge** Approximately 8836.40  
**Ground Rent** £200 per annum  
**Local Authority:** City Of Westminster  
**Council Tax Band:** G

*Chestertons Knightsbridge & Belgravia Sales*

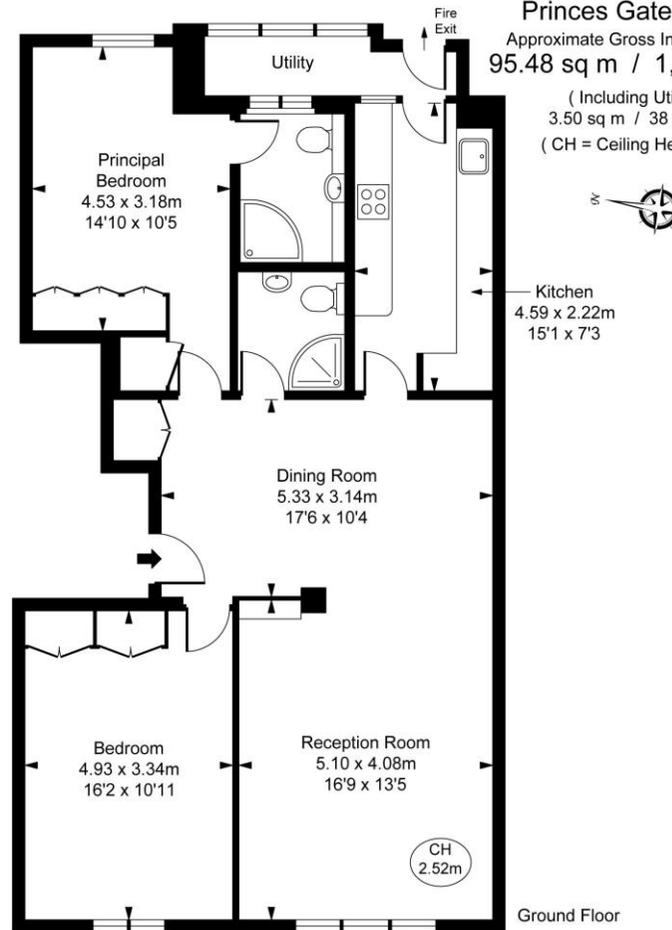
31 Lowndes St  
 Knightsbridge  
 London  
 SW1X 9HX

knightsbridge@chestertons.co.uk  
 020 7235 8090

Montrose Court,  
Princes Gate, SW7

Approximate Gross Internal Area  
95.48 sq m / 1,028 sq ft

( Including Utility  
3.50 sq m / 38 sq ft )  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Fulham Performance

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable