



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 £1,550,000

Energy Efficiency Rating		Current	Potential
100-92	A		
81-91	B		
69-80	C		
55-68	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 (expiring 24/06/2971)

Service Charge: £8,674.28 p.a.

Ground Rent: £200

Local Authority: City of Westminster

Council Tax Band: G

Chestertons Knightsbridge & Belgravia Sales

31 Lowndes St

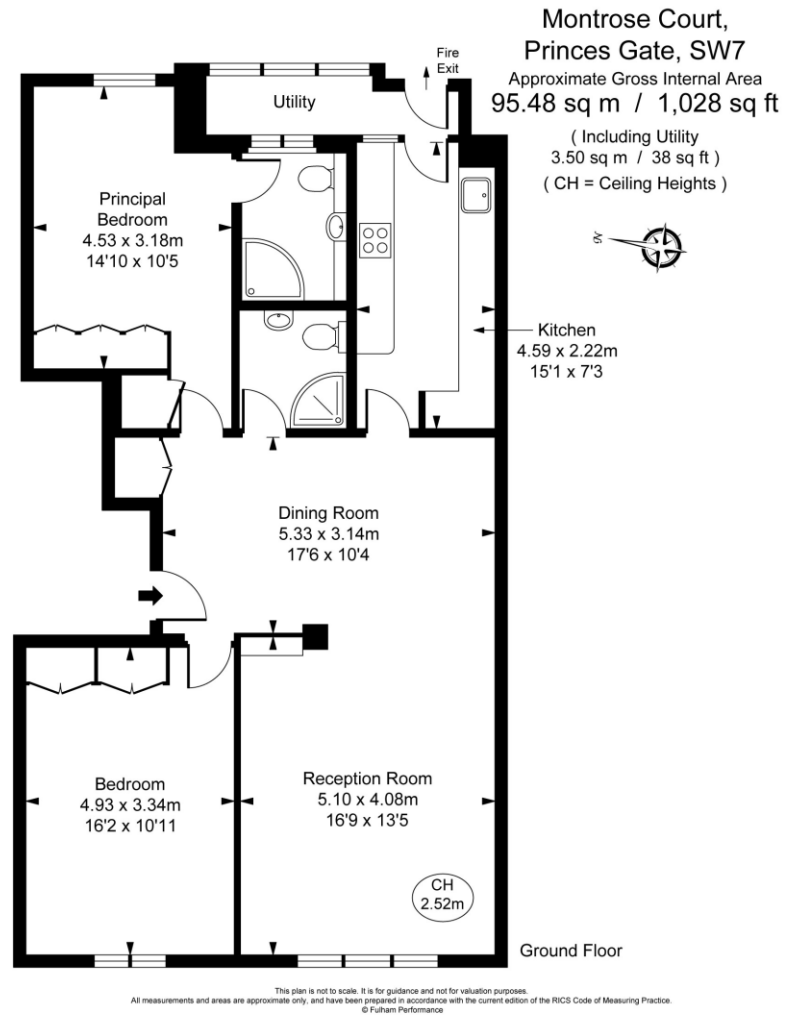
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