



## *An exceptional lateral ground floor apartment*

(circa 3,137 sq ft) situated in one of the most prominent recent developments in Knightsbridge and Belgravia, with the benefit of 24 hour security and concierge, and private underground parking for two cars.

The apartment comprises an open double reception room, a kitchen/dining area overlooking the patio, and three bedrooms with ensuite bathrooms.



- Entrance hall
- Large reception/drawing room
- Kitchen/dining room
- Principal bedroom with en-suite bathroom
- Two guest bedrooms with en-suite bathrooms
- Patio area
- 24 Hour security & concierge
- Private underground parking for two cars

Montrose Place offers fully serviced living and privacy in an exceptional location on a quiet street between the eastern terrace of Belgrave Square and Grosvenor Place.





## LOCATION

Positioned close to Hyde Park, the surrounding area of Belgravia provides a mix of independent shops, bars and cafés. Michelin-starred restaurants, fashion houses and some of London's finest hotels are also within easy reach, with Buckingham Palace and Chelsea's Sloane Square just a short walk away.

Montrose Place benefits from excellent transport links and offers easy access to the underground network from Hyde Park Corner, which is a five minute walk away. The National Rail network can also be easily accessed by nearby Victoria Station, which offers direct trains to Gatwick Airport.

## TERMS

Tenure Leasehold, 108 years

Price £10,250,000

Local Authority Westminster

Council Tax Band H

EPC Rating B



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## APPROXIMATE FLOOR AREA

3,137 sq ft / 291 sq m



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