



## *This luxurious lateral apartment*

of some 5,966 sq ft is set on the first floor of Montrose Place, a discreet, private residential aluxurious apartments with 24 hour portorage, excellent security and underground parking.

The apartment comprises a large reception/lounge room, a kitchen/dining area overlooking the balconies, and four bedrooms with ensuite bathrooms.



- Entrance hall
- Large reception/ lounge
- Kitchen & dining room
- Principal bedroom with en-suite bathroom
- Three guest bedrooms with en-suite bathrooms
- Two large balconies
- 24 Hour security & concierge
- Private underground parking

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

Guide Price £19,950,000

Local Authority Westminster

Council Tax Band H

EPC Rating B





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### APPROXIMATE FLOOR AREA

5,966 sq ft / 554.3 sq m



**BEAUCHAMP  
ESTATES**

**+44 (0)20 7499 7722**

Beauchamp Estates Head Office  
24 Curzon Street  
Mayfair, London W1J 7TF  
londonsales@beauchamp.com  
beauchamp.com