

Montrose Place, SW1X
£7,000,000 Leasehold

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Winkworth PCL
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for every step...

Exceptional portered apartment with three bedrooms, ensuite bathrooms, and private parking in a prime Belgravia location.

ABOUT THIS APARTMENT

The apartment comprises an open double reception room, a kitchen/dining area overlooking the patio, and three bedrooms with ensuite bathrooms. The property benefits from 24-hour security and concierge, and private underground parking for two cars. This discreet, contemporary development comprises 18 large lateral apartments within two blocks centered around a colonnade and reception area that look out over a private, landscaped courtyard. The development also faces out over Halkin Gardens, the boundary wall of which incorporates Slate Wall by celebrated sculptor, Andy Goldsworthy. 10 Montrose Place is a 50/50 joint venture with Grosvenor Developments, completed in 2007.

Immediately to the east of Belgrave Square, Montrose Place is situated in one of London's most desirable locations. Also near to Hyde Park, Belgravia provides a mix of independent shops, bars, and cafés. Michelin-starred restaurants, fashion houses, and leading hotels are also within easy reach. Buckingham Palace and Sloane Square are a short distance away. The development benefits from excellent transport links, with easy access to the Underground at Hyde Park Corner and the National Rail network at nearby Victoria Station, including direct trains to Gatwick Airport.

KEY FEATURES

- 3 bedrooms
- 1 reception room
- 3 bathrooms
- 3,655 Square Feet
- Terrace
- Secure Parking – 2 spaces in an underground car park
- Air Conditioning









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



FINER DETAILS

- Tenure: Lease Hold 107 years.
- Service Charge: TBC
- Ground Rent: TBC
- EPC Rating: B
- Council Tax Band: H
- Local Authority: Westminster

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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