



MONTROSE PLACE
BELGRAVIA SW1



An exceptional three bedroom lateral apartment on the second floor (with lift), benefitting from a 36 ft south-facing reception room, private terrace, concierge and separate staff accommodation

10 Montrose Place is one of the most prestigious and discreet developments in Belgravia with an impressive resident's reception area overlooking a private landscaped internal courtyard and has access to communal gardens.

This exceptional apartment is arranged laterally over the second floor with lift access, air conditioning and Lutron lighting.

The reception room and kitchen / breakfast room both lead onto the terrace and all three double bedrooms are quietly positioned to the rear with views over Halkin Street Garden.

The property also has a rare staff flat, one of only four in this building, wine cellar/storage room and two secure underground car parking spaces, all securely accessed via the same passenger lift.

TERMS

Tenure: Leasehold, 110 years from 25/12/2004 therefore approximately 111 years remaining

Service Charge: £89,081 per annum

Local Authority: City of Westminster

Council Tax: Band H

EPC Certificate: Rating D

Price: £11,795,000





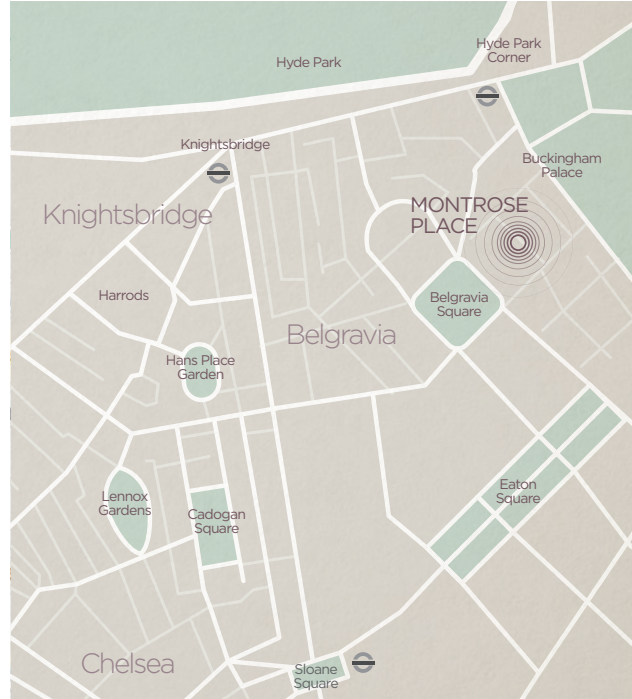


ACCOMMODATION

- Entrance hall
- 36'11 x 22'8 Drawing room with dining area
- Kitchen / breakfast room
- 19'6 x 19'9 Principal bedroom suite with separate dressing room and bathroom
- Bedroom 2 and en suite bathroom
- Bedroom 3
- Bathroom 3
- Cloakroom
- Utility room
- Southwest-facing terrace
- Lift
- Wine cellar
- Separate staff flat/gym comprising studio room with shower en suite
- Two underground parking spaces
- Air conditioning
- Access to communal gardens
- 24-Hour concierge

LOCATION

Montrose Place is situated just off Belgrave Square which is not far from Hyde Park Corner. The internationally renowned shops in Knightsbridge and the local amenities of Motcomb Street are very close by.





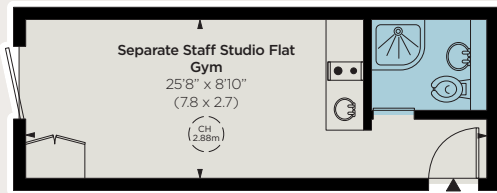




APPROXIMATE GROSS INTERNAL AREA

3,084 sq ft / 286 sq m including wine cellar and staff room

2,714 sq ft / 252 sq m excluding wine cellar and staff room



This plan was supplied to
The Embassy by Strutt & Parker

Lower Ground Floor



Second Floor



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