

Montrose House, Princes Gate, London



Strutt
& Parker

Land and property. Since 1885.

A rare opportunity to acquire a grand first-floor apartment within one of South Kensington's most distinguished terraces, combining impressive ceiling heights, a private roof terrace and iconic London views

Situated within one of South Kensington's most coveted addresses, Montrose House enjoys an exceptional position on Exhibition Road, moments from the Royal Albert Hall and Kensington Gardens. Set within a magnificent Grade II-listed, 19th-century stucco-fronted terrace, this impressive first-floor apartment combines elegant period proportions with a sophisticated contemporary finish.

Arranged over two levels and extending to almost 1,500 sq ft, the property is exceptionally light and airy, with soaring high ceilings and large sash windows framing attractive views over this prestigious enclave of West London. Immaculately presented throughout, the interior is finished in a refined neutral palette, complemented by engineered wood flooring across much of the accommodation.

The apartment opens into an entrance hall leading to a stylish kitchen, with space for dining. It is fitted with sleek gloss cabinetry and integrated appliances including a dishwasher and gas hob. The kitchen provides direct access to a private roof terrace, seamlessly extending the living space outdoors. A generous dual-aspect reception room also enjoys access to the terrace and offers an elegant setting for both entertaining and everyday living.

Stairs rise to a mezzanine level, where there is a practical utility room and the principal bedroom suite with built-in wardrobes and a contemporary shower room. Two further bedrooms are situated on the first-floor's lower split level and are served by a stylish family bathroom.



This property's private roof terrace enjoys a fabulous aspect, with views along the grand architecture of Exhibition Road. The terrace particularly comes into its own during the summer months, offering a rare slice of outdoor living space in central London. To the rear, the property looks out across to the leafy surroundings of Prince's Gardens. Its exceptional position places the apartment moments from the open green spaces of Kensington Gardens and Hyde Park, offering a rare combination of tranquillity and connectivity in the heart of South Kensington.

Location

Princes Gate occupies a prime position, moments from Imperial College London, the renowned museums of Exhibition Road and the open expanses of Kensington Gardens and Hyde Park. The boutiques, restaurants and luxury shopping of Knightsbridge and Chelsea are all within easy reach, while nearby South Kensington and Knightsbridge Underground stations provide excellent connections across London. Combining world-class cultural attractions, prestigious educational institutions and some of the capital's finest green spaces, this is one of central London's most sought-after residential addresses.

Postcode region: SW7

General

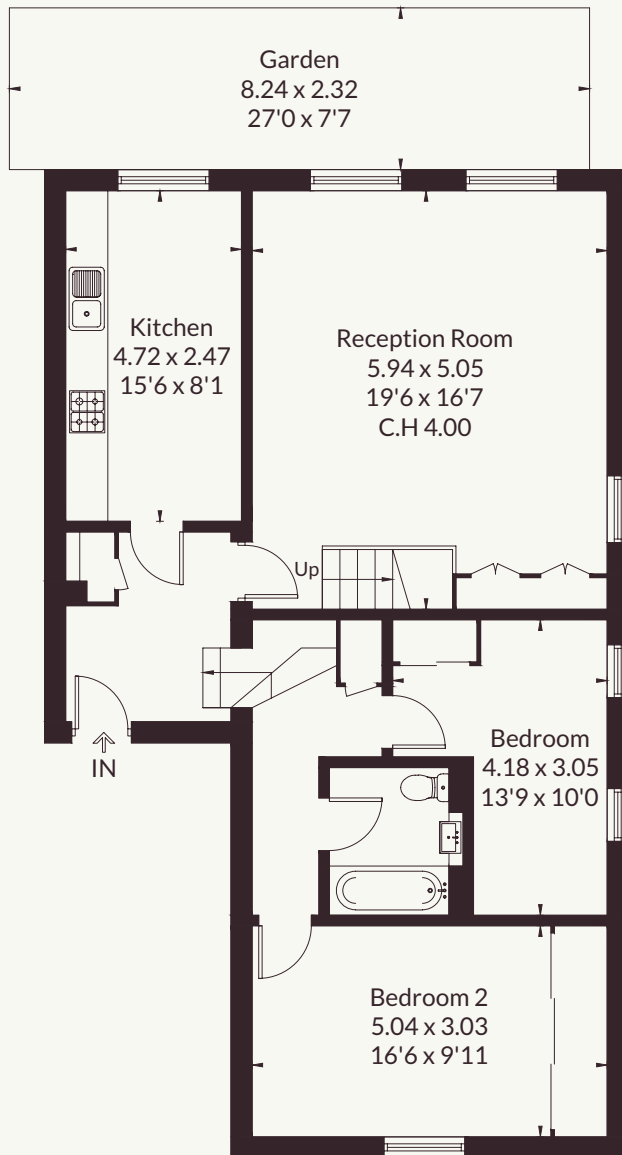
Local Authority: Westminster City Council
 Services: Mains electricity, drainage and water, gas-fired central heating
 Tenure: Leasehold with 956 years remaining
 Service Charge: £8,798 per annum
 Sinking Fund: £2,710
 Council Tax: Band H
 EPC Rating: D
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,448 sq ft (134.5 sq m)
First floor apartment
Three bedrooms
Roof terrace
Landmark address
Leasehold | Residential

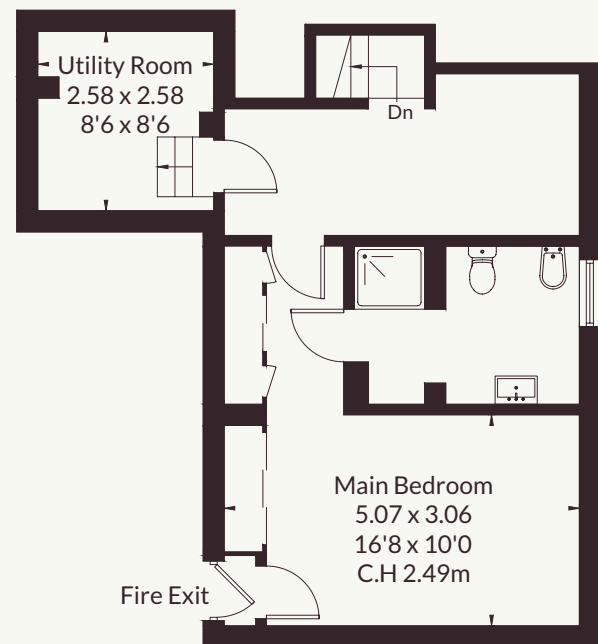
Guide price £2,695,000



Approximate Floor Area = 134.5 sq m / 1448 sq ft



First Floor



Mezzanine

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109723

Strutt & Parker South Kensington

90 Old Brompton Road, London, SW7 3LQ

020 7581 7000 | southkensington@struttandparker.com



@struttandparker

struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template by Fourwalls. Photographs taken June 2026. Particulars prepared June 2026.

