Montrose House, Princes Gate, London

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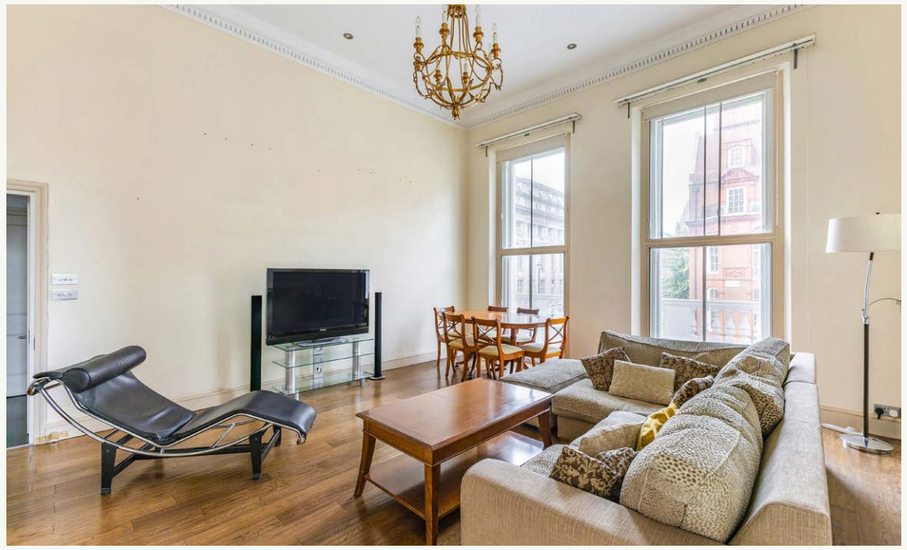
A rare opportunity to acquire a grand first-floor apartment within one of South Kensington's most distinguished terraces, combining impressive ceiling heights, a private roof terrace and iconic London views



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.

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

Guide price £2,395,000

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

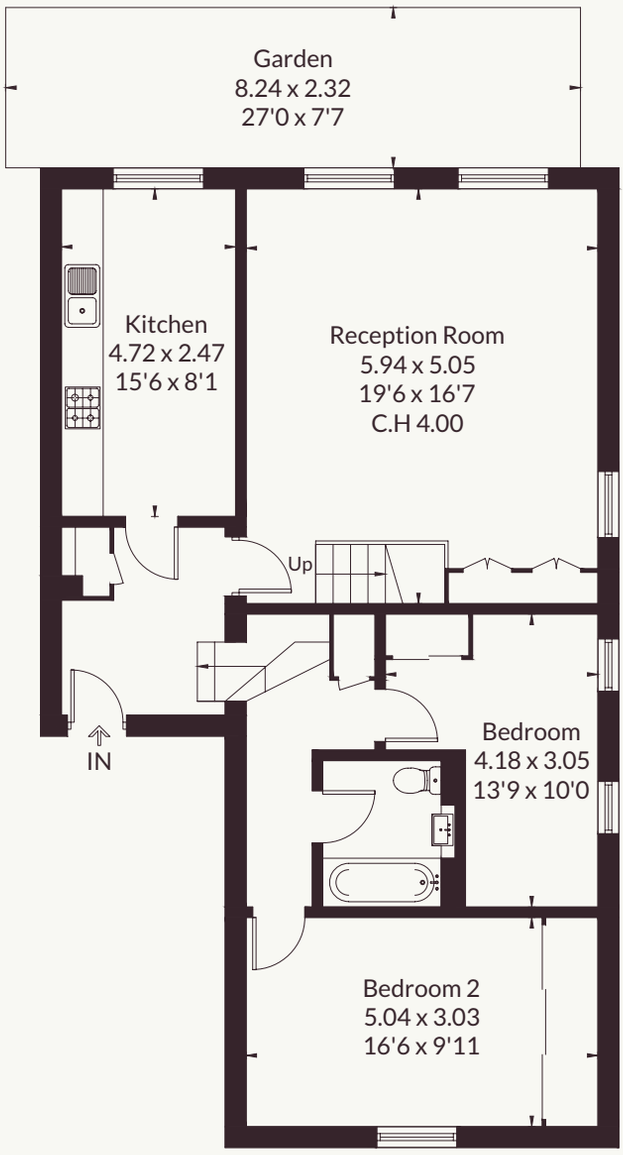
Princes Gate occupies a prime position, moments from Imperial College London, the renowned museums of Exhibition Road and the open expanses of Kensington Gardens and Hyde Park. The boutiques, restaurants and luxury shopping of Knightsbridge and Chelsea are all within easy reach, while nearby South Kensington 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

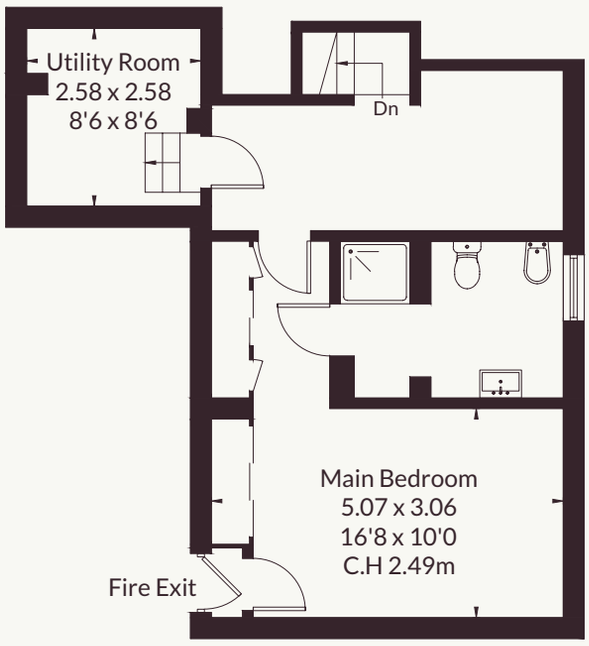
General

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/

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

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@struttandparker struttandparker.com

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