



MONTROSE COURT | KNIGHTSBRIDGE SW7



HAVING RECENTLY UNDERGONE A METICULOUS SCHEME OF RECONFIGURATION AND REFURBISHMENT, THIS IS AN IMMACULATE AIR CONDITIONED, 3 BEDROOM APARTMENT ON THE 5TH FLOOR OF A MOST HIGHLY REGARDED SECURE BLOCK IN KNIGHTSBRIDGE, WITH 24 HOUR PORTERAGE, MOMENTS FROM HYDE PARK.

To the front of the apartment is a 24' wide west facing reception room that is flooded with natural light. Leading off to the rear is a very well appointed kitchen with modern appliances. Adjacent to the reception room is a study or 3rd bedroom. In the centre of the apartment there is excellent storage and a guest cloakroom and shower room. Quietly positioned at the rear are two excellent bedrooms, both with en-suite bath/shower rooms and views over Princes Gate Gardens. Of particular note is the fact that the apartment benefits from air conditioning, a Sonos sound system and automated blinds.





Montrose Court is a superb after purpose built block, set back from Exhibition Road and close to the green and open spaces of Hyde Park. Nearby is a wide array of world class amenities to include the Royal Opera House, Royal Geographical Society, Imperial College and many more. Knightsbridge underground station (Piccadilly Line) is 0.7 miles away and South Kensington underground station (Circle, District and Piccadilly Lines) is 0.5 miles away.

### ACCOMMODATION

Reception Room / Dining Room | Kitchen | Master Bedroom en-suite Bathroom | Second Bedroom with en-suite Shower Room | Bedroom 3 / Study | Family Shower Room | Lift | Porter | Sonos Sound System | Electric Blinds | Under Floor Heating | Air Conditioning | EPC C

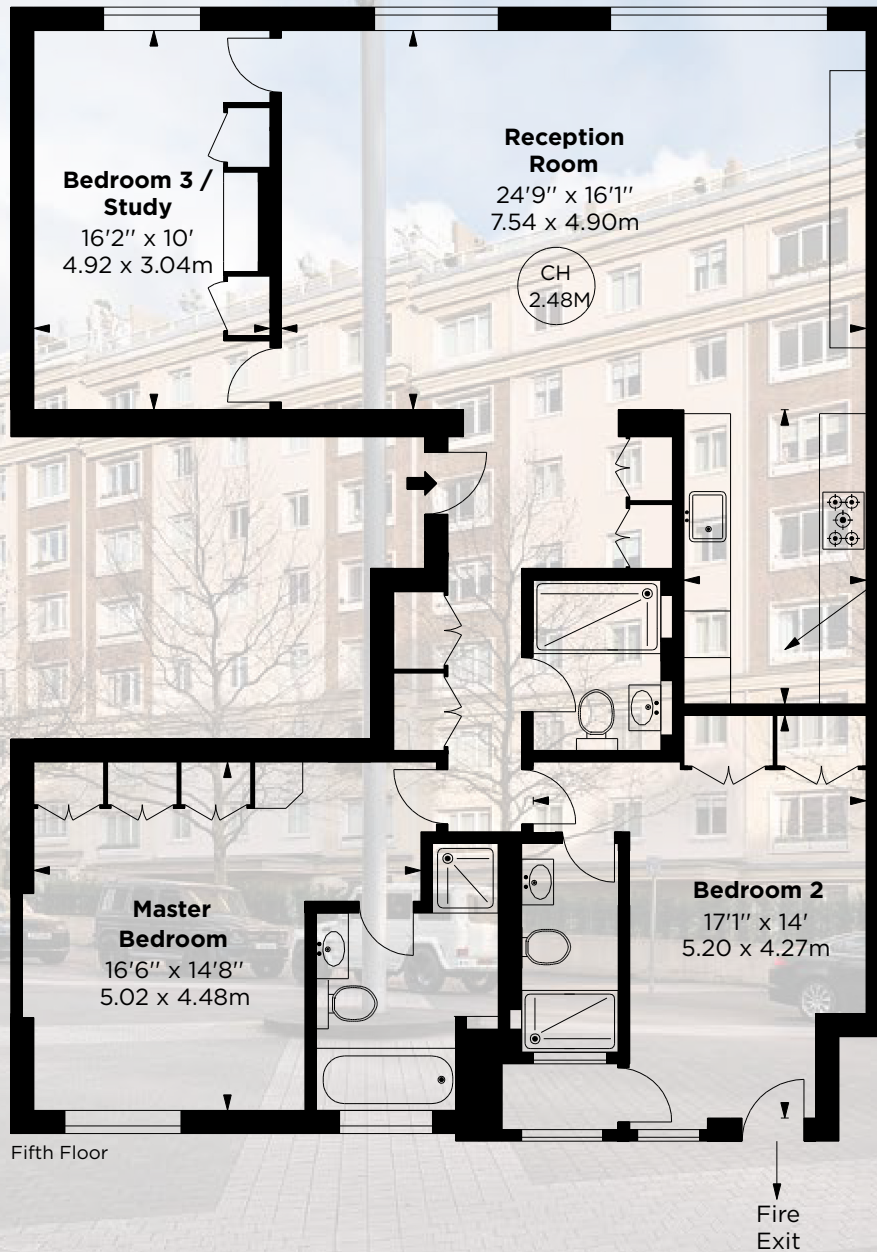
### TERMS

Asking Price £2,950,000 | Tenure Long Leasehold | Service Charge £15,933.16 per annum  
| Ground Rent £200 per annum (included within the service charge) Local Authority City of Westminster



Key : CH - Ceiling Height

APPROXIMATE GROSS INTERNAL AREA  
1,371 SQUARE FEET 127.37 SQUARE METRES



**Maskells**