



MONTROSE COURT, EXHIBITION ROAD
LONDON, SW7

Offers In Excess Of £3,000,000 Leasehold

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NAPIER WATT
PROPERTY CONSULTANTS

Description

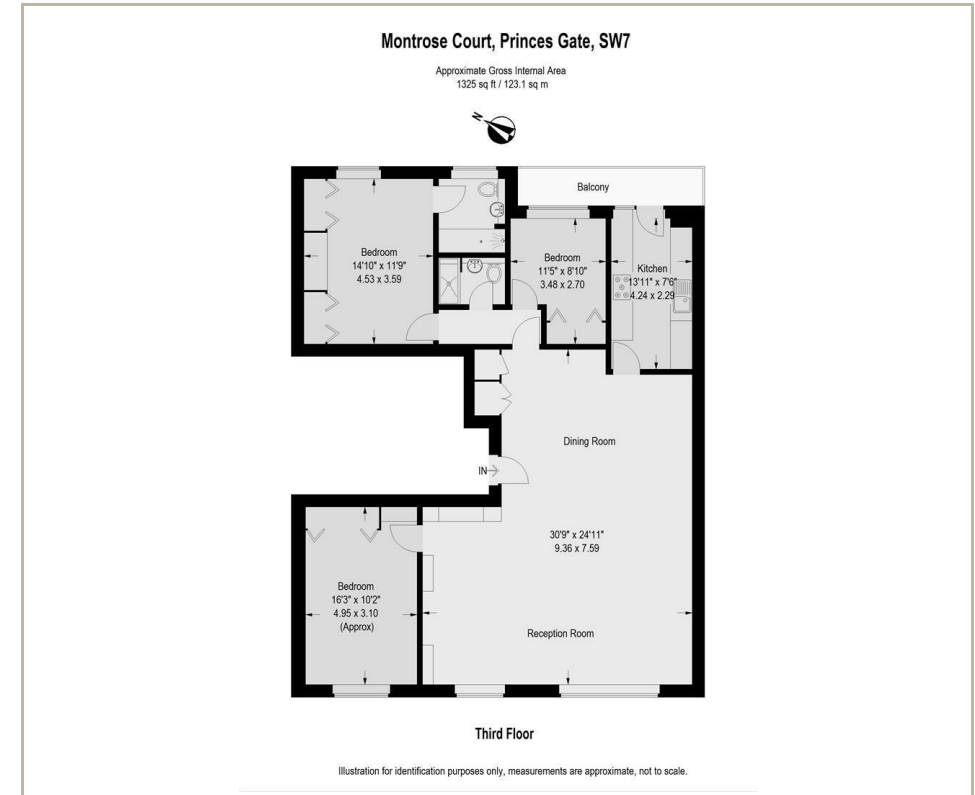
SOLE AGENTS Napier Watt are pleased to offer for sale this beautifully, decorated and presented three bedroom, two bathroom apartment, located on the 3rd floor of this prestigious 24 hour portered building set within moments walk from Hyde Park and Kensington Gardens.

The flat offer approximately 1,325sqft / 123 sqm of accommodation and features an impressive west-facing reception/dining room overlooking Princes Gate Court and Exhibition Road. The apartment further benefits from a spacious master bedroom suite, two further

bedrooms and a separate bathroom. The kitchen has access to a balcony.

Montrose Court is a gated development, situated at the northern end of Prince's Gate, offering easy access to the open spaces of Hyde Park, Kensington Gardens and the Royal Albert Hall. The property is well placed for a selection of shops and world class museums as well as the public transport facilities of South Kensington.

Secure underground parking is available by separate negotiation. Council Westminster City, Tax Band H - EPC C



TERMS

Leasehold - 999 years from 24 June 1972

Ground Rent - £175 per annum

Service Charge - £2960 per quarter (including reserve fund)

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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