



Montrose Court Knightsbridge SW7

£1,250 Per Week - Available Now

150  
YEARS

**H**AMPTONS  
INTERNATIONAL

# Montrose Court Knightsbridge SW7

£1,250 Per Week - Available Now

*A bright, newly refurbished and spacious first floor flat in this well regarded portered block, situated just South of Hyde Park.*

Three bedroom apartment | Two Bathrooms | Secure off street parking.

## Description

The apartment has been modernised to create a spacious open plan feel, Stylishly furnished. The apartment includes three double bedrooms, one of which is currently used as a study. two bathrooms one family and one en-suit. A modern kitchen which leads through to a balcony and A large reception with a space for dining. Montrose Court is well served by a team of porters, and secure off street parking. Princes Gate is extremely convenient for Knightsbridge, Hyde Park and South Kensington.

## Furnishing

Furnished



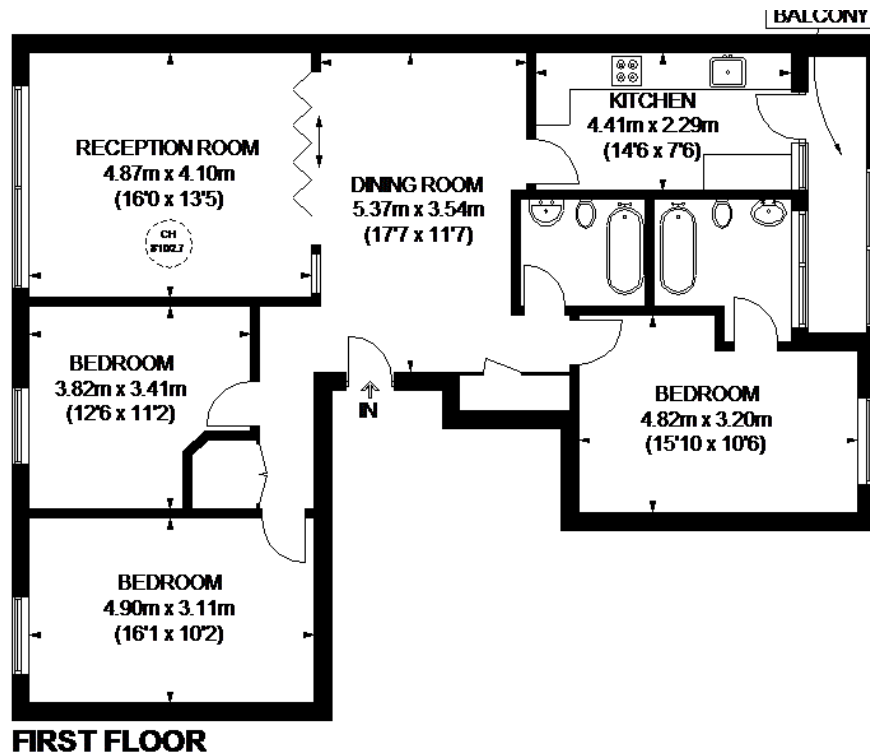
## Hamptons Knightsbridge Lettings

168 Brompton Road, Knightsbridge

London SW3 1HW

Tel: 020 7584 2014 - [KnightsbridgeLettings@hamptons-int.com](mailto:KnightsbridgeLettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)



**MONTROSE COURT**



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING BALCONY)  
TOTAL = 1190 SQ. FT. (110.6 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID518118)

**Energy Performance Certificate** HM Government

Flat 43 Montrose Court, Princes Gate, LONDON, SW7 2QG

Dwelling type: Mid-floor flat Reference number: 2738-7063-7249-5268-0980  
 Date of assessment: 27 January 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 29 January 2018 Total floor area: 116 sqm

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,148
Over 3 years you could save	£ 663

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 234 over 3 years	
Heating	£ 1,302 over 3 years	£ 855 over 3 years	
Hot Water	£ 396 over 3 years	£ 399 over 3 years	
Totals	£ 2,148	£ 1,488	You could save £ 663 Over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower heating costs	Current	Potential	Very energy efficient - higher heating costs
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (45-54)			
F (35-44)			
G (21-34)			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 477
2 Low energy lighting for all fixed outlets	£185	£ 189

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

**For clarification,** we wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not verified permissions, nor carried out a survey, 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. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.

**Hamptons Knightsbridge Lettings**

168 Brompton Road, Knightsbridge

London SW3 1HW

Tel: 020 7584 2014 - [KnightsbridgeLettings@hamptons-int.com](mailto:KnightsbridgeLettings@hamptons-int.com)

[www.hamptons.co.uk](http://www.hamptons.co.uk)

