



{ MONTPELIER TERRACE, LONDON  
SW7

Hamptons  
THE HOME EXPERTS



# { THE PARTICULARS

**Montpelier Terrace, London, SW7**

**Asking Price £2,300,000**  
**Freehold**

 **2 Bedrooms**

## Features

Two Reception Rooms, Kitchen with Dining Area, Two Bedrooms, Two Shower rooms (One En suite), Patio

## Hamptons

168 Brompton Road  
Knightsbridge, London, SW3 1HW  
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www.hamptons.co.uk

A beautifully refurbished and utterly charming five storey two bedroom freehold house, quietly situated close to Montpelier Square in the heart of Knightsbridge Village.

## The Property

A beautifully refurbished and utterly charming two bedroom freehold house, quietly situated close to Montpelier Square in the heart of Knightsbridge Village. The entire property has been interior designed with high quality fixtures and fittings and state of the art integrated Audio Visual systems. A large retracting skylight on the top floor gives this architecturally designed house a unique sensation of natural light and space. Accommodation comprises kitchen/dining room, ground floor reception with south facing terrace, two double bedrooms, two shower rooms and a top floor reception room offering further versatile living space.

## Location

Montpelier Terrace is situated just to the west of Montpelier Square. The property is situated moments from Brompton Road offering easy access to Knightsbridge's world class selection of shops and restaurants, as well as the open spaces of Hyde Park to the North.

## Additional Information

Tenure: Freehold  
Local Authority: City of Westminster  
Council Tax: Band G



# { A WONDERFUL TWO BEDROOM FREEHOLD HOUSE

# MONTPELIER TERRACE



Approximate Gross Internal Area

Lower Ground Floor = 183 sq. ft. (17.0 sq. m.)

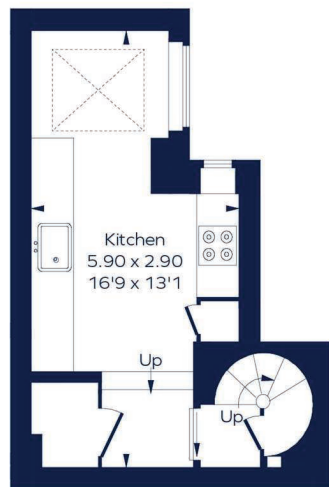
Ground Floor = 161 sq. ft. (15.0 sq. m.)

First Floor = 151 sq. ft. (14.0 sq. m.)

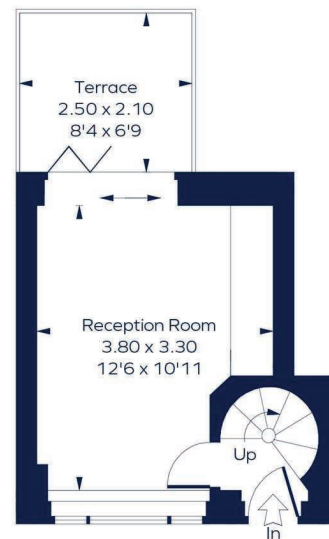
Second Floor = 161 sq. ft. (15.0 sq. m.)

Third Floor = 161 sq. ft. (15.0 sq. m.)

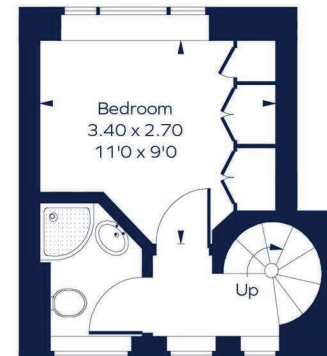
Total = 818 sq. ft. (76.0 sq. m.)



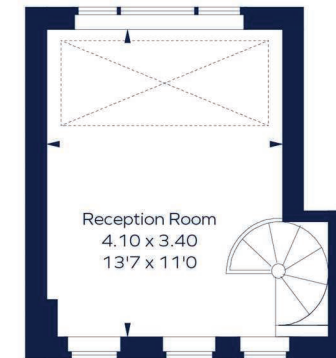
Lower Ground Floor



Ground Floor



First Floor



Third Floor



Second Floor

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. ID 92240

## 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 detailed 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 also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



