



MONTROSE COURT, SW7

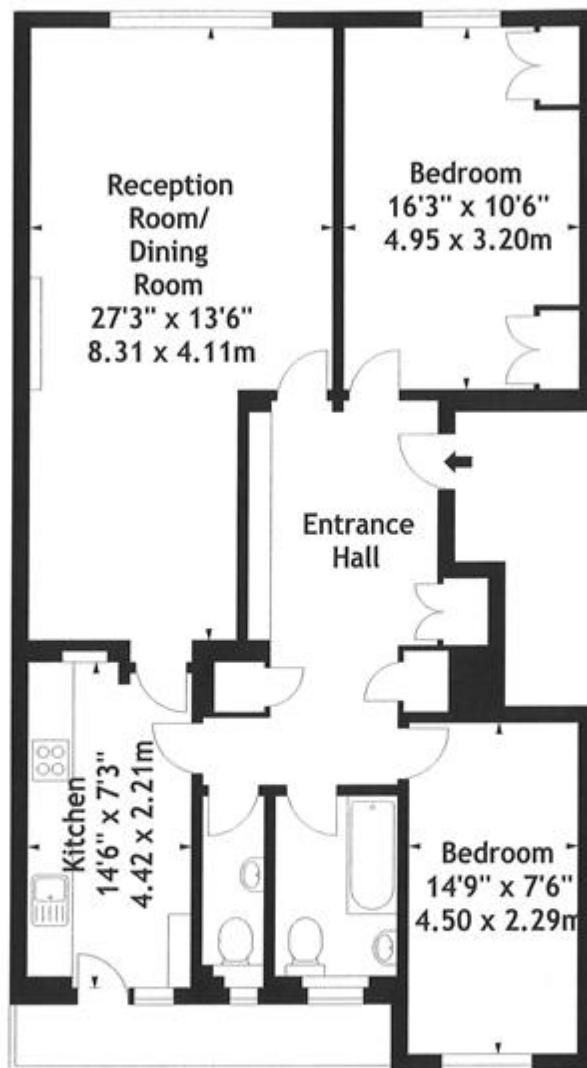
Price
£2,250,000

A well proportioned two bedroom flat extending to 993 sq ft on the second floor (with lift) of this highly desirable portered block. The property also benefits from having a storage room in the basement. Montrose Court is a short walk to the international boutiques of Knightsbridge and the bars and restaurants of South Kensington. Ideally located for London Underground Services at South Kensington Station (Piccadilly, District and Circle Lines) and access to the A4 for connections to Heathrow. The open spaces of Hyde Park are 100 yards from the flat.

Details

- Double Reception Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Cloakroom
- 24 Hour Porter
- Lift

Montrose Court, SW7
Approx. Gross Internal Area
993 Sq Ft - 92.25 Sq M



Second Floor

Terms and Conditions

Tenure:	57 years
Ground Rent:	£175.00
Service Charge:	£7,800.00
Borough:	Westminster
Price:	£2,250,000

EPC Information

Energy Performance Certificate

Flat 30 Montrose Court, Princes Gate, LONDON, SW7 2QQ

Dwelling type: Mid-floor flat **Reference number:** 0509-2865-7970-9627-8361
Date of assessment: 25 March 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 02 April 2013 **Total floor area:** 91 m²

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:	£ 2,151
Over 3 years you could save	£ 597

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 180 over 3 years	
Heating	£ 1,245 over 3 years	£ 621 over 3 years	
Hot Water	£ 729 over 3 years	£ 753 over 3 years	
Totals	£ 2,151	£ 1,554	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92-100) A			
(81-91) B			
(69-80) C			
(56-68) D	63	78	
(39-55) E			
(21-38) F			
(1-20) G			

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 426	✔
2 Heating controls (programmer, room thermostat and TRVs)	£350 - £450	£ 71	✔
3 Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 101	✔

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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SUBJECT TO CONTRACT

VIEWING STRICTLY BY APPOINTMENT