

Penthouse Flat, Cheval House

30 Montpelier Walk SW7

Comprising the top two floors of this modern building, this exquisite apartment provides extremely generous entertaining space and accommodation with extensive terracing and panoramic views of the Brompton Oratory. Approximately: 503.51 sq m (5,417 sq ft). This interior designed 5 bedroom apartment, with direct lift access, is located across the fourth and fifth floors of this stunning property. The apartment enjoys over 1,600 sq ft of roof terraces offering expansive south westerly views over some of London's most iconic areas. The property has a large master bedroom suite with his and her dressing rooms and en suite bathrooms and gives access to a further roof terrace. There are 4 guest bedrooms all with their own en suite bathrooms and built in cupboards. The property features a gymnasium, direct lift access, air conditioning throughout and private car parking for 2 cars. The property enjoys the tranquillity of a quiet residential street location whilst being positioned in the heart of Knightsbridge. It is located on the junction with Cheval Place and Montpelier Walk just to the north of the Brompton Road amongst the significant London landmarks of Harrods, the Victoria & Albert Museum, Sloane Street and Hyde Park.



5 Bedrooms : 3 En Suite Bathrooms : 2 En Suite Shower Room : Double Reception Room : Double Sitting Room : Study : Gym : Breakfast Room : Guest WC : Lift : 2 Roof Terraces : Double Garage : EPC Rating D

**Guide Price £24,500,000 Subject To
Contract**

328 Linnen Hall, 162-168 Regents Street, London W1B 5TD

TEL: 020 7499 3434 EMAIL: simon@simonbarnes.com



Terms and Conditions

Tenure

Leasehold; plus share of Freehold

Price

Guide Price £24,500,000 Subject To Contract

THE PROPERTY MISDESCRIPTIONS ACT 1993

THE AGENT HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES AND FITTINGS OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT FOR THE PURPOSE. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. THE AGENT HAS NOT HAD SIGHT OF THE TITLE DOCUMENTS. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR.

APPROX GROSS INTERNAL AREA*
 5417 Ft² - 503.51 M²
 GARAGE
 353 Ft² - 32.83 M²
 TERRACES
 1677 Ft² - 151.30 M²
TOTAL
7397 Ft² - 687.64 M²

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



GROUND FLOOR
GARAGE



THIRD FLOOR
ENTRANCE



FOURTH FLOOR



FIFTH FLOOR

Key:
CH: Ceiling height

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	