

MONTROSE PLACE
BELGRAVIA SW1

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A TRULY EXCEPTIONAL LOW BUILT HOUSE, DEVELOPED AND ARCHITECT DESIGNED TO PROVIDE FLEXIBLE, SPACIOUS AND WELL BALANCED ACCOMMODATION OVER FOUR FLOORS ONLY, LOCATED IN THIS QUIET RESIDENTIAL STREET IN THE HEART OF BELGRAVIA.

The attention to detail and bespoke features maximise light and volume, with interiors meticulously designed by One Residence. At just under 33ft wide, this magnificent property is one of the widest houses in Belgravia offering fantastic lateral living with a large private roof terrace and garage.

Montrose Place is situated just off Belgrave Square, a short walk from Hyde Park Corner and the internationally renowned shops located on Sloane Street and Brompton Road.





ACCOMMODATION

3 Reception Rooms | 4/5 Bedrooms (inc. Staff room) | 6 Bathrooms (5 En Suite)
Poggenpohl Kitchen | Study | Media Room | Gym
Roof Terrace | Garage | EPC (C)

SPECIFICATION

GENERAL SYSTEMS OVERVIEW

Home automation system controlling:

AUDIO VISUAL

Fully automated lighting

Climate control with air conditioning and underfloor heating

Security alarm system including IP CCTV cameras

With an automation system at its heart, control in this home is made beautifully simple

High resolution in-wall colour touch screens are strategically placed around the home for convenience to control a range of services including lighting, underfloor heating and cooling (including air conditioning) in a climate control fashion with temperature management, CCTV, security alarm, secure door entry and audio visual entertainment.

Security is always an important part of the home's infrastructure, so the latest IP CCTV cameras have been installed with Full HD resolution for crystal clear images. The cameras can also be remotely accessed whilst away from home

The use of fully automated lighting control provides scene lighting throughout, bringing the lighting design to life, including modern colour LED strip lighting

High quality Monitor Audio ceiling speakers with trimless grilles are used throughout the home for multi-room audio duties, so sound quality is assured. Listen to the same music in multiple locations at the same time whilst entertaining guests, or different music in different locations

The roof terrace hasn't been forgotten either, with all-weather Origin Acoustics speakers providing outdoor sound

A state-of-the-art 7.2 surround sound home cinema in the lower ground floor media room makes watching movies and sport a special event. A JVC 4K e-shift projector drops down from the ceiling at the push of a button and is scene programmed via the fully automated system

LOWER GROUND FLOOR

LOBBY

Element 7 walnut flooring, Brian Yates wallpaper, Monitor Audio recessed ceiling speakers, recessed downlights and concealed LED lighting

MEDIA ROOM

Element 7 walnut flooring with inset carpet on thick underlay, fabric lined acoustic wall cladding, 4K projector screen and automated ceiling recessed projector, bespoke wet bar with Revolution Wave marble countertop, polished nickel basin and taps, veneered fitted joinery and wall panelling, RGB backlit specialist glass panel with interfaced automated veneered panel, backlit bottle staging, recessed ceiling downlights and concealed lighting

GYM

Veneered fitted island storage unit with RGB backlit specialist glass panel and marble countertop, veneered fitted gym storage unit with integral lighting and mirror finish surround, automated TV panel lift with 65" Samsung smart 4K TV, Technogym trainer, recessed ceiling downlights and concealed lighting

CHANGING ROOM/WC

Large slab Volokas marble floor with inset detail and walk-in shower with frameless glass screen, wall hung basin veneered custom fitted vanity unit with marble countertop, backlit custom fitted mirror, Brian Yates wallpaper, heated towel rail, recessed ceiling downlights, Monitor Audio recessed ceiling speakers

BEDROOM 3

Carpet on thick underlay, Brian Yates wallpaper, automated fitted curtains, sheers and blinds, veneered custom fitted joinery with integral lighting, recessed ceiling downlights, Monitor Audio recessed ceiling speakers

BEDROOM 3 ENSUITE BATHROOM

Large slab Nestos white marble floor and wall finishes, wall hung Keuco basin/vanity unit, backlit custom fitted mirror, marble clad inset bath, bonded mirrors, specialist plaster wall finishes, heated towel rail, automated blind, recessed ceiling downlights and niche lighting, Monitor Audio recessed ceiling speakers

BEDROOM 4

Carpet on thick underlay, Brian Yates wallpaper, automated fitted curtains, sheers and blinds, veneered custom fitted joinery with integral lighting and 48" Samsung smart TV, recessed ceiling downlights, Monitor Audio recessed ceiling speakers

BEDROOM 4 ENSUITE SHOWER ROOM

Large slab Arabascato Vagli marble floor and wall finishes, specialist plaster wall finishes, Keuco basin/vanity unit, backlit custom fitted mirror, heated towel rail, recessed ceiling downlights and niche lighting

STAFF ROOM

Carpet on thick underlay, Brian Yates wallpaper, veneered custom fitted joinery with integral lighting recessed ceiling downlights

STAFF ROOM ENSUITE SHOWER

Large slab Silestone floor and wall finishes, specialist plaster wall finishes, Keuco basin/vanity unit, backlit custom fitted mirror, heated towel rail, recessed ceiling downlights

GROUND FLOOR

ENTRANCE HALL

Large slab marble floor glass floor panel with polished metal trim, Brian Yates wallpaper, Monitor Audio recessed ceiling speakers, recessed downlights, designer wall lights, security alarm keypad

KITCHEN

Large slab marble floor, Poggenpohl gloss slab fitted units with Silestone countertops, island unit with ceiling mounted hob extract, Gaggenau and Miele appliances Brian Yates wallpaper, smoked glass splashbacks, recessed ceiling downlights and concealed lighting, automated blinds, Monitor Audio recessed ceiling speakers

DINING AREA

Large slab marble floor with inset carpet on thick underlay, Brian Yates wallpaper, recessed ceiling downlights, designer wall lights and concealed lighting automated blinds and curtains, Monitor Audio recessed ceiling speakers

UTILITY ROOM

Large slab marble floor, Poggenpohl gloss slab fitted units with Silestone countertop, Miele appliances, Brian Yates wallpaper, recessed ceiling downlights and concealed lighting, Monitor Audio recessed ceiling speakers

CLOAKROOM

Large slab marble floor, marble wall with niche/lighting, Brian Yates wallpaper, heated towel rail, glazed lightwell opening, bespoke veneered vanity unit with polished nickel inlays, marble countertop, custom fitted mirror with wall lights and recessed ceiling downlights, Monitor Audio recessed ceiling speakers





ELECTRICAL PLANT

Large slab marble floor, painted walls, mechanical ventilation and specialist V racks and patch panels

COAT ROOM

Large slab marble floor, Brian Yates wallpaper, custom fitted coat storage unit with integral lighting, recessed ceiling downlights

PLANT ROOM

Tile floor, painted walls, plumbing and heating systems, control systems

STUDY

Carpet on thick underlay, Brian Yates wallpaper, veneered custom fitted joinery with integral lighting, high level storage cupboard, recessed ceiling downlights and concealed lighting, Monitor Audio recessed ceiling speakers

GARAGE

Resin floor, painted walls, bespoke painted fitted joinery, MVHR system, gas and electrical services, cold water tap, electric car charger, automated garage door with remote control

FIRST FLOOR

LANDING

Large slab marble floor, glass floor panel with polished metal trim, Brian Yates wallpaper, Monitor Audio recessed ceiling speakers, recessed downlights, designer wall lights

MASTER BEDROOM

Carpet on thick underlay, Brian Yates wallpaper, automated fitted curtains and sheers, recessed ceiling downlights, Monitor Audio recessed ceiling speakers, 65" Samsung smart TV and iPad home automation control, security alarm keypad with panic buttons

MASTER DRESSING ROOM

Carpet on thick underlay, Brian Yates wallpaper, veneered custom fitted joinery with polished nickel inlays, integral lighting, backlit mirror, island display cabinet, shoe shelving and drawers, recessed ceiling downlights, Monitor audio recessed ceiling speakers

MASTER BATHROOM

Large slab Carrera marble floor and walk-in shower with frameless glass screen, rainshower system with body jets, glass feature wall with concealed RGB lighting, fitted veneered WC joinery with glass shelving, wall hung double basin veneered custom fitted mirror, marble clad inset bath, bonded glass wall finishes, Brian Yates wallpaper, heated towel rails, automated blind, recessed ceiling downlights and concealed light, Monitor Audio recessed ceiling speakers, Aquavision TV

DRAWING ROOM

Gazco remote control gas fire with stone surround and polished nickel inlays, bespoke wet bar with granite countertop, polished nickel basin and taps, specialist painted joinery and wall panelling, polished nickel framed glass display shelving with glass feature wall and concealed RGB lighting, Element 7 walnut floor with polished metal inlays, Brian Yates wallpaper, automated rooflights/blinds, automated fitted curtains and sheers, KEF wall speakers, designer wall lights and feature pendant light

READING AREA

Fitted specialist painted display joinery and wall panelling with polished nickel inlays, specialist glass back panels and back lighting, recessed downlights

SECOND FLOOR

LANDING

Large slab marble floor, glass floor panel with polished metal trim, Brian Yates wallpaper, Monitor Audio recessed ceiling speakers, recessed downlights, designer wall lights

BEDROOM 2

Carpet on thick underlay, Brian Yates wallpaper, automated fitted curtains and sheers, recessed ceiling downlights and designer wall lights, Monitor Audio recessed ceiling speakers

BEDROOM 2 SHOWER ROOM

Large slab Silstone floor and wall finishes, specialist plaster wall finishes, Keuco basin/vanity unit, backlit custom fitted mirror, heated towel rail, recessed ceiling downlights, frameless fixed rooflight

CLOAKROOM

Large slab marble floor, marble wall with niche/lighting, Brian Yates wallpaper, glass feature wall with concealed RGB lighting, bespoke painted vanity unit with marble countertop, fitted storage unit, recessed downlights and concealed lighting

LANDING

Large slab marble floor, glass floor panel with polished metal trim, Brian Yates wallpaper, Monitor Audio recessed ceiling speakers, recessed downlights, frameless fixed rooflights, electronic control privacy glass

STAIRCASE

Leather wrapped hardwood and polished nickel handrail, toughened low iron clear glass balustrade, marble slab closed treads and risers with polished nickel stringer cappings and painted plaster soffits, recessed wall lighting and custom made Lasvit four storey stairwell chandelier, Brian Yates wallpaper

LIGHTWELL

Access via AV room maintenance hatch, maintenance ladder, desk mounted lighting, glazed openings to adjacent rooms, frameless fixed rooflight

OUTSIDE

REAR ROOF TERRACE

Sawn granite paving, cedar fencing, feature living wall, Origin Acoustics speakers, CCTV, outside lighting and electrical points

BIN STORE

Vented secured refuse storage

ARCHITECTURAL DETAILS

Painted tulip wood and marble Art deco style skirtings, walnut Art Deco style architraves, walnut doors with polished nickel inlay details, custom made Art deco style polished nickel ironmongery, backlit coffer ceiling architectural details

TERMS

£8,995 per week (£38,978 pm) subject to contract plus fees may apply | FURNISHED

To be let for a term of 12 months, rent payable monthly in advance, subject to contract and references.

RESIDENTIAL LETTINGS TENANCY FEES

When considering making an offer on a property available through Best Gapp, we detail below various costs you should be made aware of:

The Rent

This is an amount paid between the tenant and the landlord when agreeing to let a property. The rent agreed will be paid at regular specified intervals (ie. weekly, monthly, quarterly, half yearly or in full) and will be equally split across the tenancy.

Holding Deposit

When an offer has been submitted for a rental property and accepted by the Landlord, subject to contract and references to include 'right to rent checks', previous landlord references (if available) and the necessary affordability/credit checks, Best Gapp will request a 'Refundable Holding Deposit' equivalent to one (1) weeks' rent to reserve the property and proceed with the tenant reference applications.

- The 'deadline for agreement' for both parties is 15 days after a holding deposit has been received by the landlord or agent (unless otherwise agreed in writing).
- If the tenancy does not proceed, the holding deposit will be reimbursed in full within 7 days of the 15 day deadline being reached or the landlord backing out.
- If the applicant withdraws their offer, fails 'right to rent checks', has provided false or misleading information, or where the applicant fails to provide the information within 15 days, the holding deposit will be non-refundable and retained by the Landlord. The reason for retaining the holding deposit will be provided in writing within 7 days of deciding not to enter the agreement or the '15 day deadline for agreement' is reached.
- If the tenancy does proceed, the holding deposit will be returned within 7 days of the agreement, unless it is converted into part payment of the actual deposit or used towards the initial rent payment.
- The deposit will be protected in a Government backed tenancy deposit scheme (either Deposit Protection Service (DPS) or Tenancy Deposit Scheme (TDS)).

Tenancy Security Deposit

This is a refundable payment that a landlord or agent can ask a tenant to make or a relevant person (i.e. someone acting on a tenant's behalf). This provides a landlord with security if a tenant causes damage to a property, does not return it in its original condition, does not pay their rent or breaks the terms of their tenancy agreement.

The level of tenancy deposit is equivalent to five (5) weeks' rent where the annual rent is less than £50,000, or equivalent to six (6) weeks' rent where the total annual rent is £50,000 or above, under an Assured Shorthold Tenancy.

NB. With regard to a Common Law Tenancy or Company Let Tenancy, the security deposit will be equal to six (6) weeks rent.

The deposit will be protected in a Government backed tenancy deposit scheme (either Deposit Protection Service (DPS) or Tenancy Deposit Scheme (TDS)) within 30 days of taking the deposit payment.

Breaches of the Tenancy Agreement (default payments):

If required the landlord can charge for the following default payments:

- **Late payment of rent** - If the tenant exceeds 14 days in arrears interest will be charged at 3% above the Bank of England base rate for each day from the date that the rent falls due until the date it is paid.
- **Loss of keys or other security devices giving access to the property** - The landlord or agent can charge a 'reasonable cost' with evidence given in writing.

Changes to the Tenancy

The landlord or agent may charge a sum of £50.00 (incl. VAT) to the tenant, if the tenant requests a change to the tenancy agreement (eg. a change of sharer or permission to keep pets at the property). If this charge is above £50.00 the landlord will provide their evidence in writing detailing any 'reasonable costs' incurred.

- The provisions on a change to the tenancy does not apply to a renewal or to the length of the tenancy.

Early Termination

If the tenant requests an early surrender of the tenancy, the landlord or agent may charge an early termination fee equivalent to the loss of rent incurred.

- This will be no more than the maximum rent outstanding on the tenancy.

Council Tax, Utility and Communications Services

Tenants are responsible for paying bills in accordance with the tenancy agreement. This could include Council Tax, utility payments (eg. gas, electricity, water) and communication services (eg. TV licence, broadband, cable television, satellite television, telephone); and Green Deal charge.

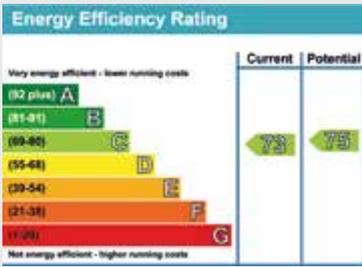
Best Gapp is covered by the RICS Client Money Protection Scheme

Best Gapp belongs to The Property Ombudsman Redress Scheme www.tpos.co.uk

Copies of the TPO Code of Practice plus our complaint handling procedure is available from our office.



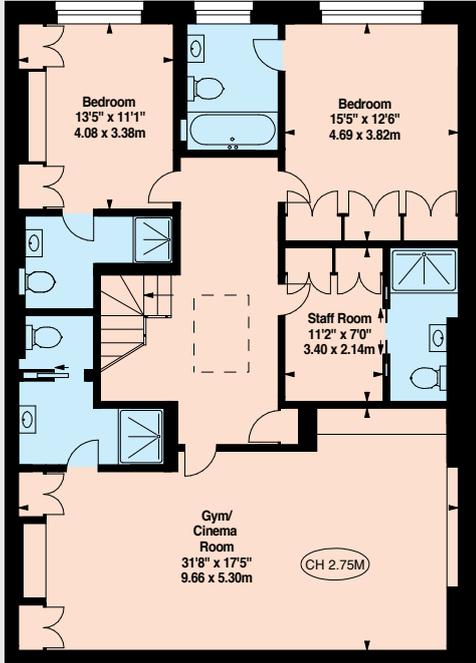




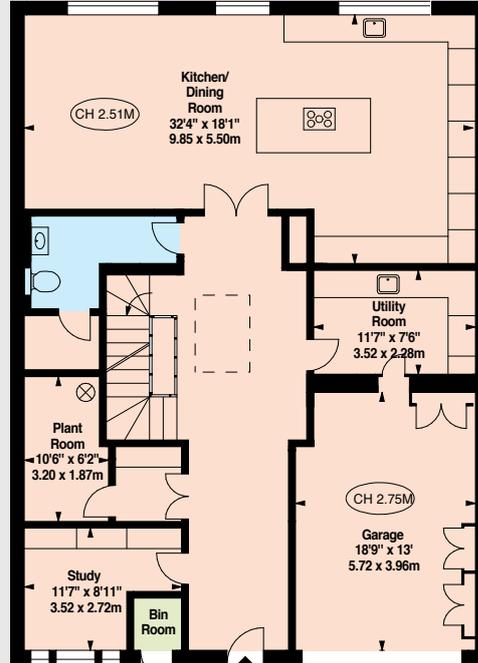
GROSS INTERNAL AREA (APPROX.)
 449.45 SQ M / 4,838 SQ FT
 (excluding void space and bin store)



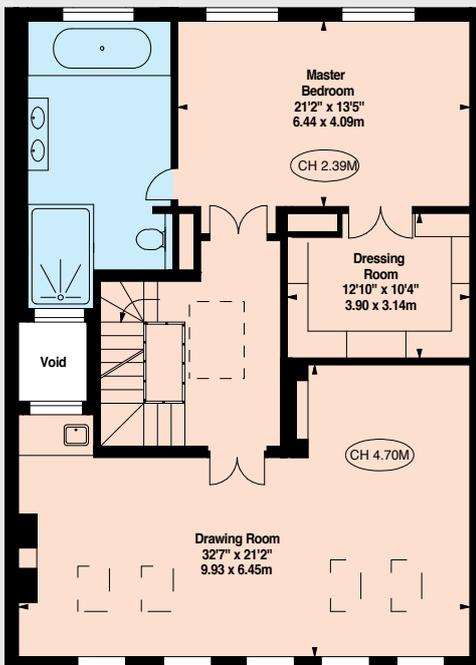
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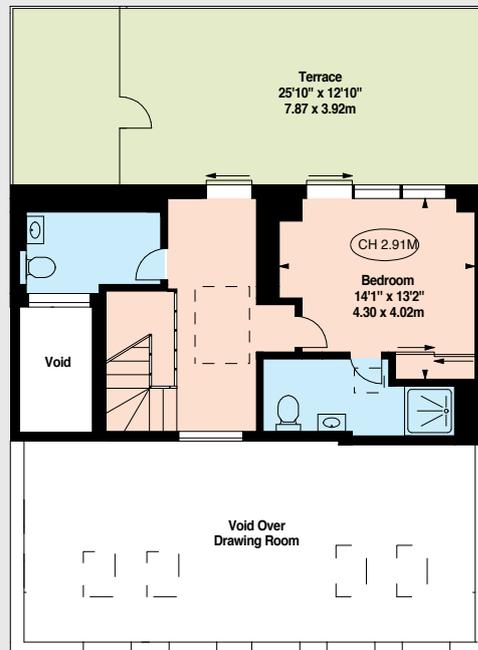
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

All information in this document is correct to the best of our knowledge at the time of going to print (April 2018). These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

BEST GAPP
Established 1900

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