

### RUSSELL SIMPSON

An unusually wide house, with enormously luxurious rooms, particularly the double height drawing room

MONTPELIER TERRACE KNIGHTSBRIDGE SW7

# Montpelier Terrace

# £5,000,000

bedrooms	INTERNAL $1,751$ sq ft	outdoor	COUNCIL TAX
2–3		176 sq ft	RBKC, H
bathrooms	162 som	epc	tenure
2		C	Freehold



### The Property

Hidden behind this handsome low built façade sits this generous and impressive house with a double height drawing room offering 4.72 meter ceiling heights. The living space occupies the ground and lower ground floors, with a large open plan kitchen dining area.

### Indoor Spaces

The two equally sized double bedroom suites occupy the second and third floors, both of which have green outlooks and south facing terraces. Having been efficiently planned each bedroom offers a superb ensuite bathroom alongside ample fitted wardrobes. There is a study/third bedroom on the first floor.

## The Neighbourhood

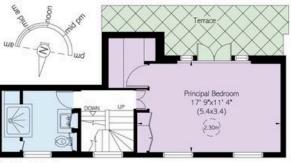
The house stands on the south side of Montpelier Terrace, with open southerly and green views over the neighbouring gardens. Montpelier Terrace is a quiet residential street tucked off Montpelier Square, in an idyllic location being an easy walking distance from Harrods and Hyde Park.

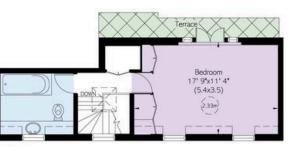
#### MONTPELIER TERRACE, SW7

Approximate Area = 1751 sq ft/ 163 sq m Including Limited Use Area (18 sq ft/ 2 sq m)



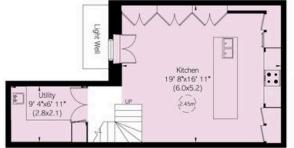
Reduced head height below 1.5m



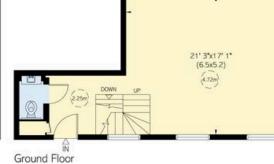


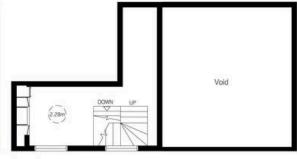
Second Floor



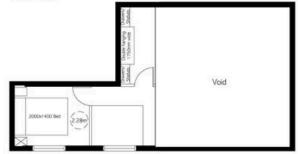


Lower Ground Floor









Proposed First Floor

#### RUSSELL SIMPSON

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