



Regency Court, 4 Regency Street, SW1P 4BZ  
Offers In Excess Of £700,000

coopers  
OF LONDON EST. 1986



# Regency Court, 4 Regency Street, SW1P

- Second floor
- Two double bedrooms
- Two bathrooms
- Concierge
- Allocated parking space
- Excellent transport links
- Walking distance to iconic landmarks

This stylish apartment is situated on the second floor in a modern style development, the accommodation comprises two double bedrooms, two bathrooms (one ensuite), kitchen and a bright and spacious reception room.

Regency Court is a small development in the centre of Westminster, situated to the south of St James's Park and Victoria and to the north of Pimlico. The area includes some of London's most iconic landmarks, yet retains a surprisingly calm and relaxed atmosphere.

The property is within reach of the many amenities, restaurants and shops of Victoria, Westminster and St James.

Local parklands include: Green Park and St James's Park  
St. James's Park: 0.5 miles (approximately)

Transport Links include:

Victoria, District, Circle and mainline rail services  
(Victoria): approx 0.5 miles









As Defined by RICS - Code of Measuring Practice

The Floor - plans are for representation purposes only and should be used as such by any prospective client.



| Energy Efficiency Rating                    |                         |                         |
|---|-------------------------|-------------------------|
|   | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         |                         |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   |                         |                         |
| (55-68) D                                   |                         |                         |
| (39-54) E                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| (1-20) G                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|---|-------------------------|-------------------------|
|   | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) A   |                         |                         |
| (81-91) B   |                         |                         |
| (69-80) C   |                         |                         |
| (55-68) D   |                         |                         |
| (39-54) E   |                         |                         |
| (21-38) F   |                         |                         |
| (1-20) G  |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

## Viewing

Strictly by appointment with:  
Coopers of London , 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersonlondon.co.uk

**0207 580 9658**

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