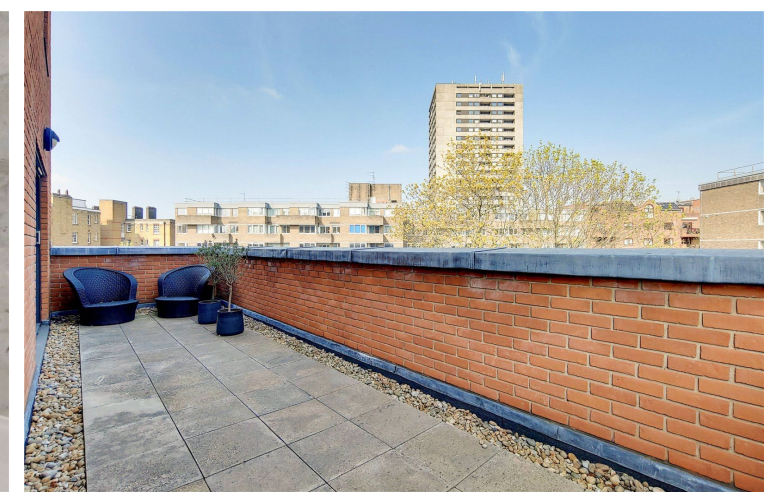
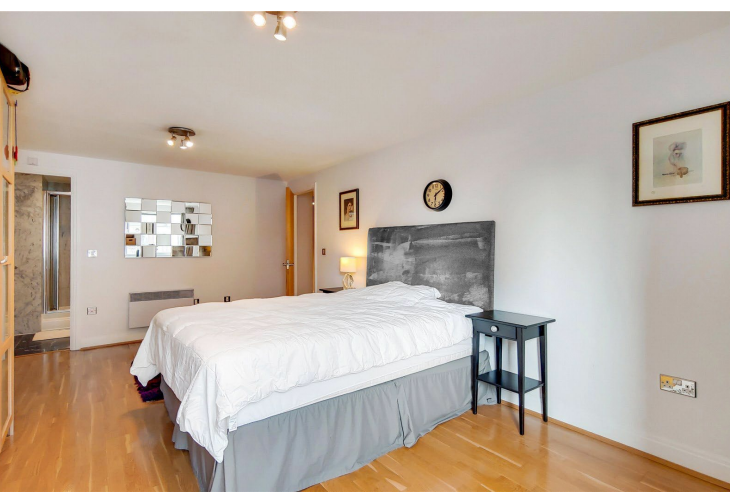




Dolben Court  
Montaigne Close, SW1P









This contemporary three double bedroom apartment offers a luxurious lifestyle in the heart of Westminster. Located on the fourth floor of a secure, modern development, the property boasts a spacious open-plan reception room seamlessly integrated with a modern, fully-fitted kitchen. The stunning, larger-than-average terrace provides the perfect outdoor space for entertaining guests or simply relaxing.

The apartment features three well-proportioned bedrooms, two stylish bathrooms, and ample storage space. The master bedroom includes an en-suite shower room for added convenience.

Residents of this prestigious development enjoy access to a range of amenities, including a 24-hour concierge, a well-equipped gym, a steam room, a sauna, and a jacuzzi. Additionally, the property benefits from secure private parking, beautifully landscaped communal gardens, and a passenger lift serving all floors.

Dolben Court is part of the exclusive Regency Apartments gated development, offering a peaceful retreat while remaining within easy reach of the River Thames, Tate Britain, and the serene Victoria Tower Gardens. The property is ideally situated for excellent transportation links, with Pimlico, St. James's Park, Victoria, and Westminster Underground stations all within a short distance.

- Spacious 3-bed apartment in prime Westminster location
- Stunning, large terrace perfect for entertaining
- Modern, open-plan living space with fully-fitted kitchen
- Master bedroom with en-suite shower room
- Access to luxurious amenities: gym, spa, 24-hour concierge
- Secure parking and beautiful communal gardens

Asking Price £1,350,000

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
99-100 A		
81-91 B		84
69-80 C	70	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Leasehold 999 years from 1 June 2002

**Service Charge:** £8,400p.a. (includes water)

**Ground Rent:** £694 p.a.

**Local Authority:** Westminster

**Council Tax Band:** G

*Chestertons Westminster & Pimlico Sales*

105 Wilton Road

London

SW1V 1DZ

westminster@chestertons.co.uk

020 3040 8201

chestertons.co.uk

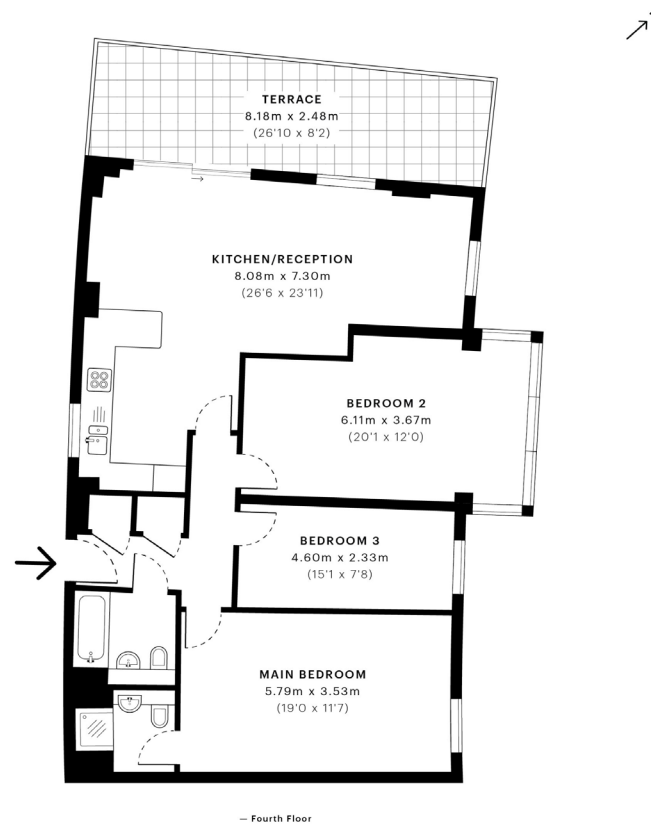


## Dolben Court, SW1P

CAPTURE DATE 21/04/2021 LASER SCAN POINTS 2,887,196

GROSS INTERNAL AREA

110.64 sqm / 1190.92 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
110.64 sqm / 1190.92 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes stairwells, restricted head height  
104.64 sqm / 1126.34 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
19.29 sqm / 207.64 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 130.80 sqm / 1407.92 sqft  
IPMS 3C RESIDENTIAL 125.84 sqm / 1354.53 sqft

SPEC ID: 607d89bba5b0f0dcd3ca9f7

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

