



Montaigne Close, Westminster  
London SW1P

GARTON JONES.COM



GARTON JONES  
LONDON

# Montaigne Close, Westminster London, SW1P

GARTON JONES.COM

49 Marsham Street Sales +44 (0) 20 7340 0480  
London westminster@gartonjones.com  
SW1P 3DP www.gartonjones.com

## £600,000 Leasehold

We are pleased to offer a completely refurbished 1 double bedroom apartment for sale of approx. 567sq.ft (52.7sq.m) in this secure modern development in the very heart of Westminster. The owners have freshened this property up to include additional LED lighting, composite wooden flooring throughout, a brand new bathroom which has been completely re-tiled and also benefits from Grohe fittings and the kitchen has also been renewed to include AEG integrated appliances. Two unique features worth highlighting about this particular property are that you have your own front door access within the gated scheme and you have your own large secluded terrace which is perfect for entertaining and is just a great extension to the living space. As a resident of Montaigne Close there is access to a secure underground parking space, a 24 hour concierge service and the use of a well equipped gym with spa facilities including a jacuzzi, sauna and steam room. This is a quiet location just behind Regency Street which is also within very easy reach of the many shops and restaurants of both Horseferry Road and Victoria Street as well as the transport links of Pimlico, Westminster, St James's Park and Victoria.

Ground Rent: £464 Per Annum  
Long Leasehold: 977 Years Remaining  
Annual Service Charges: £6000 Per Annum  
Council Tax Band F (Local Authority City of Westminster)  
EPC Rating D (56)

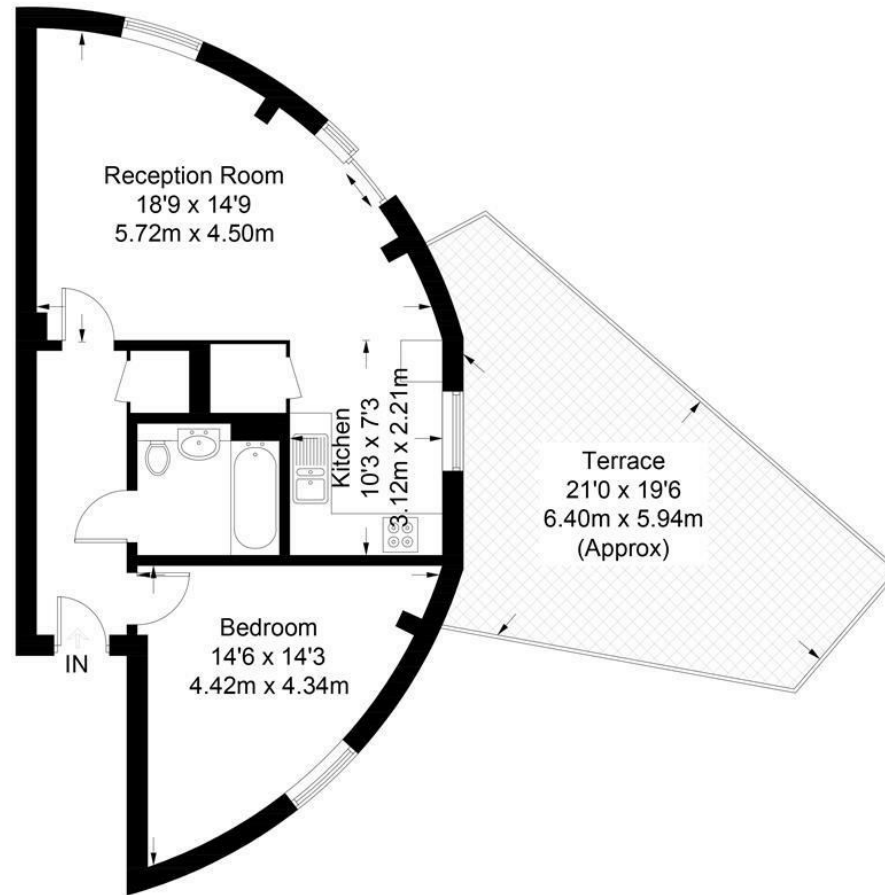
- Stylishly Refurbished 1 Bedroom Apartment
- 567 Square Feet (52.7 Sq.M)
- Brand New Kitchen with AEG Integrated Appliances
- Own Front Door Access
- Secure Gated Development
- Large Secluded Private Terrace
- 24 Hour Concierge, Gym & Spa & Secure Parking
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to Westminster, St James's Park and Victoria Station



EPC certificate available on request.

**Dolben Court**

Approximate Gross Internal Area = 567 sq ft / 52.7 sq m



**Ground Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

