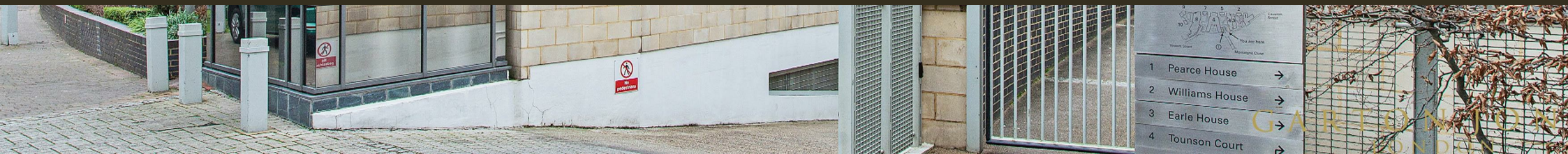




Montaigne Close, Westminster  
London SW1P

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# Montaigne Close, Westminster London, SW1P

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SW1P 3DP www.gartonjones.com

## £1,050,000 Leasehold

An extremely spacious 2 double bedroom apartment located on the 5th floor (with lift) of this secure modern gated development in the heart of Westminster. The living accommodation comprises of an open plan fully integrated kitchen and reception room with fantastic floor to ceiling windows and access to a balcony overlooking landscaped communal gardens. The master bedroom benefits from an en-suite shower room and ample fitted wardrobes and there is a further guest bathroom. Residents benefit from a 24 hour concierge, secure underground parking and leisure facilities which include a gym, sauna, steam room and jacuzzi. The development is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain and the River Thames. The local transport links of Victoria Station are nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James's Park and Westminster. The area has an abundance of amenities such as Sainsbury's, Waitrose, Marks & Spencer's and a Curzon Cinema plus following on from the extensive regeneration of Victoria Street a selection of many new restaurants to compliment existing ones such as The Vincent Rooms, The Cinnamon Club, Osteria Dell'angolo and many more. Just a short walk away is the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances.

Long Leasehold 981 Years Remaining  
Service Charges: £5065.66 Per Annum  
Ground Rent: £250 Per Annum  
Council Tax Band G London (Borough of Westminster)  
EPC Rating: C (80)

- 2 Double Bedrooms
- 915 Square Feet (85 Sq.M)
- 5th Floor (With Lift)
- Open Plan Reception Room
- Balcony
- 2 Bathrooms (1 En-Suite)
- Secure Underground Parking
- 24 Hour Concierge & Residents Gym with Sauna, Steam Room & Jacuzzi
- Close to Local Amenities Including Shops & Restaurants
- Walking Distance to Victoria, Pimlico, Westminster & St James's Park

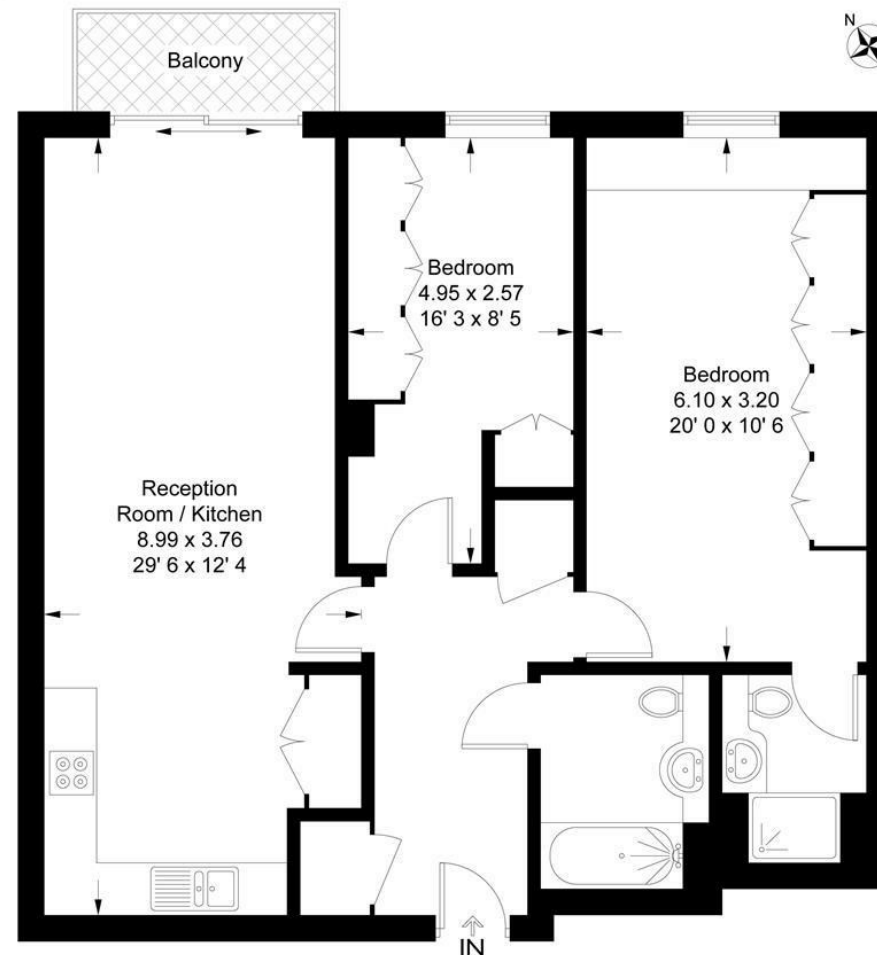


EPC certificate available on request.

## Dolben Court

Approximate Gross Internal Area = 915 sq ft / 85 sq m

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LONDON



## Fifth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



