Montaigne Close, SW1P I Asking Price £775,000

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Montaigne Close, Westminster, London

Set in the sought after Regency Apartments development, this well proportioned two bedroom apartment offers approximately 798 sq ft of accommodation together with a private balcony and secure underground parking.

Positioned on the first floor and accessed by lift, the apartment is arranged around a central entrance hall. The generous reception and dining room extends to approximately 19 feet and opens directly onto the balcony, providing a pleasant outside space and a peaceful outlook across the development. A separate fitted kitchen sits alongside the reception room.

There are two comfortable double bedrooms, including a particularly spacious principal bedroom with an en suite shower room. Its rare double aspect allows for an excellent level of natural light and creates a bright, inviting space. A further bathroom is accessed from the hallway and serves the second bedroom and guests.

Horsley Court forms part of a secure gated garden development, set away from passing traffic and offering a notably calm and private environment. Despite its central location, the landscaped setting gives the development the feel of a quiet oasis in the heart of Westminster, with the sound of Big Ben even carrying across on a still evening.

Residents also benefit from a 24 hour concierge and leisure facilities, understood to include a gymnasium, sauna and steam room. The apartment further benefits from an allocated underground parking space.

Montaigne Close is discreetly positioned to the south of Horseferry Road, within easy reach of the amenities of Westminster and Pimlico. Pimlico, St James's Park and Victoria stations are all accessible, providing Underground, mainline and Gatwick Express services.

Tenure: Leasehold
Lease Years Remaining: 975
Service Charge: £7,980pa
Annual Ground Rent: £528
Council Tax Band: G

YORKSHIRE TEA
COSTA
Panasonic

Montaigne Close, Westminster,

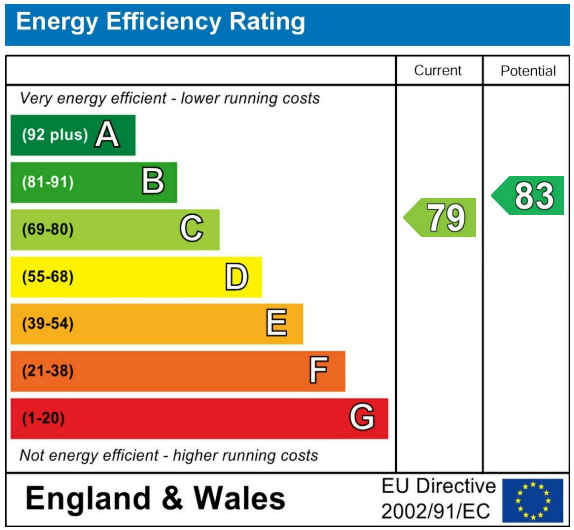
Asking Price:
£775,000 subject to contract.

Tenure:
Leasehold

Local Authority:
City of Westminster

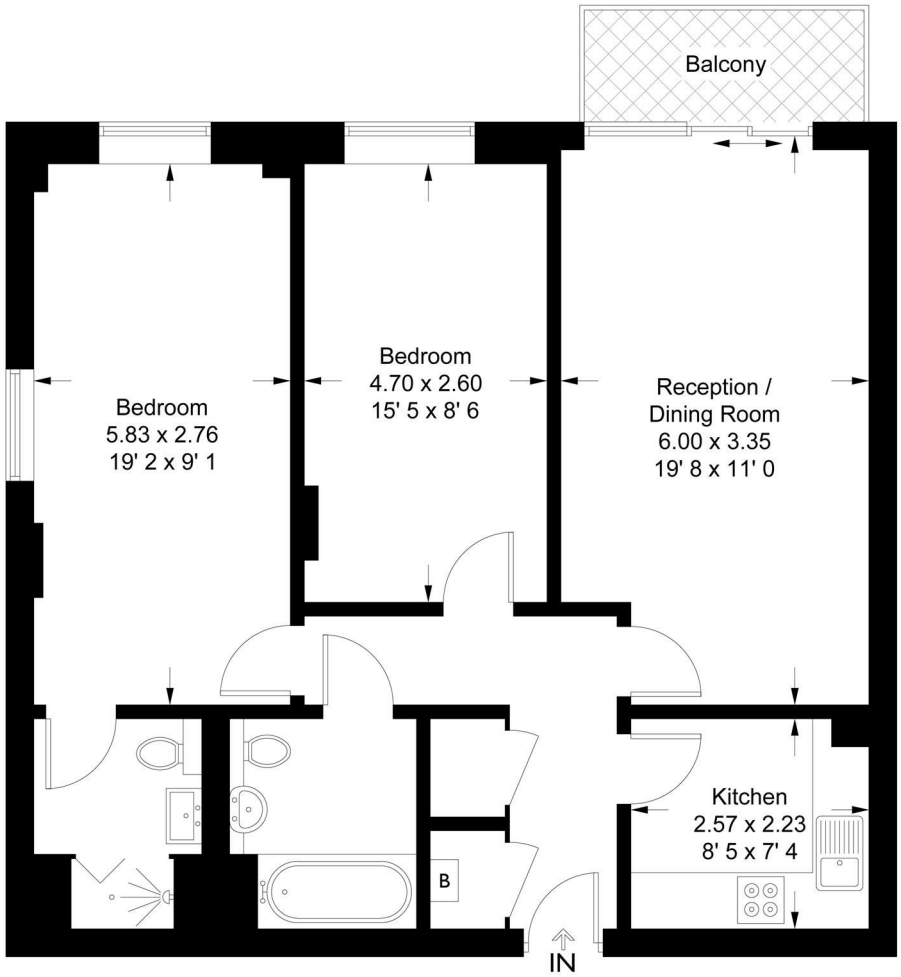
Council Tax Band:
G

Approximate Gross Internal Area:
798.00 sq ft



Horsley Court

Approximate Gross Internal Area = 798 sq ft / 74.1 sq m



First 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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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