



Dolben Court, Montaigne Close  
London, SW1P



# A fantastic apartment with parking, residents gym and leafy views

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Entrance Hall | Reception Room | Open Plan Kitchen | Two Bedrooms | Two Bathrooms (One En Suite) | Storage Room | Parking | Gym Facilities | Health Spa With Sauna | Steam Room And Jacuzzi | Lift | 24 hour Porter

**Asking Price £925,000 Leasehold**

## Description

A spacious two bedroom apartment extending to over 900 square feet within a rare gated residential development in central Westminster. The apartment lies on the third floor with views overlooking immaculate landscaped gardens from a full width glass bay window. There are two stylish bathrooms (one en suite) with a modern and well equipped kitchen with its own breakfast bar. Set within the same residential building is a superb residents gym and health spa complete with sauna, steam room and Jacuzzi. One secure underground parking space is included in the sale. The property comes with a long lease of 981 years and enjoys a 24 hours concierge service.

## Location

Regency Apartments is located in a cul-de-sac called Montaigne Close just off Regency Street, convenient for local amenities and the transport links at Pimlico underground station (Victoria line) and mainline Victoria Station (National Rail services, Gatwick Express, Victoria, Circle and District lines). The iconic St. James's Park is only half a mile away.

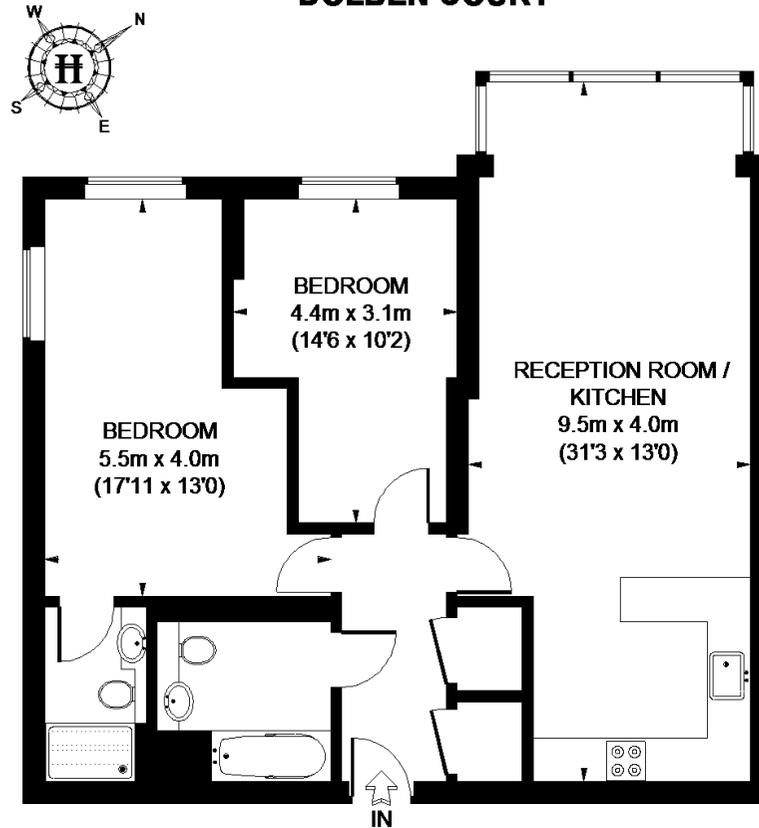
## Additional Information

City of Westminster  
Leasehold with 981 remaining  
Service charge is approx £5500 per year  
Ground rent £250 per year



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

## DOLBEN COURT



### THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 904 SQ. FT. ( 84 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID67064)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

