



## MONTAIGNE CLOSE, UK, SW1P

£1,650,000

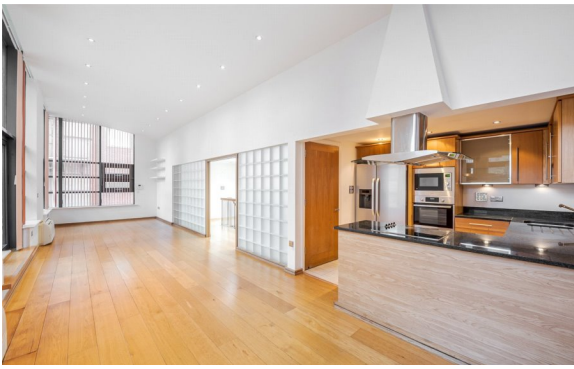
LEASEHOLD

### At a glance...

- Three Bedroom House with Balcony
- 24 hour Porter & Leisure Complex
- Gated Development
- Two Bathrooms
- Secure Parking Space

**Winkworth**

for every step...



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

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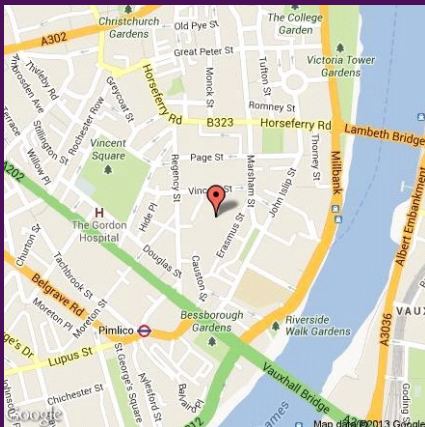
A rare opportunity to purchase a detached house in central London which is part of a secure, gated development offering 24 hour porter and parking.

Detached and with its own front door the house is split over two levels with three bedrooms and two bathrooms on the ground floor and reception room, kitchen, utility room and balcony on the first floor.

In addition to a porter the development benefits from a private leisure complex which offers gym, sauna and jacuzzi.

Montaigne Close is located on Regency Street and is conveniently positioned for the shops, restaurants and local amenities of Marsham Street, Horseferry Road, Victoria Street and Westminster.

Nearest public transport can be found at

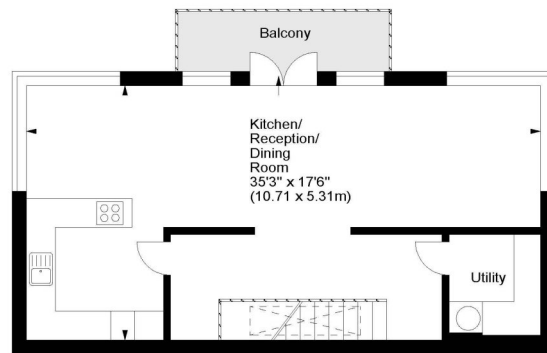


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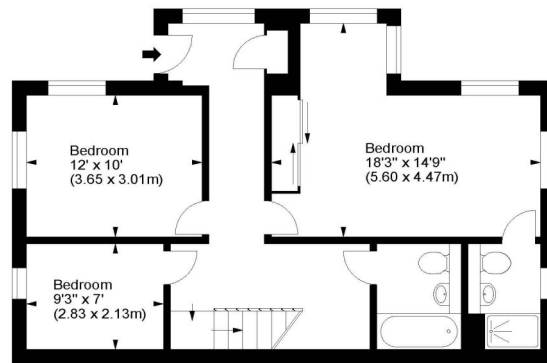
### Montaigne Close, SW1



Approx. Gross Internal Area  
1302 Sq Ft - 120.96 Sq M



First Floor



Ground Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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