



## MONTAIGNE CLOSE, SW1P

£1,895,000

LEASEHOLD

### At a glance...

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

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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>	61	71
(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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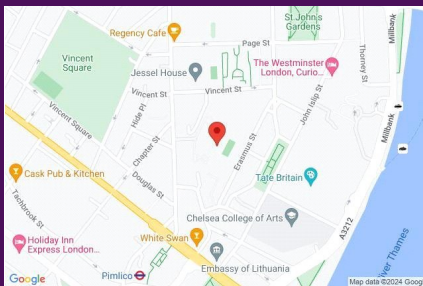
A detached house in central London which is part of a secure, gated development offering 24 hour porter and secure, underground parking.

The house is split over two levels with three bedrooms and two bathrooms on the ground floor and reception room, kitchen and balcony on the first floor. The owners of this house have spent a considerable amount re-fitting bathrooms and kitchen as well as open up the 1st floor to offer warehouse-style living with increased light and exposed steel beams.

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.

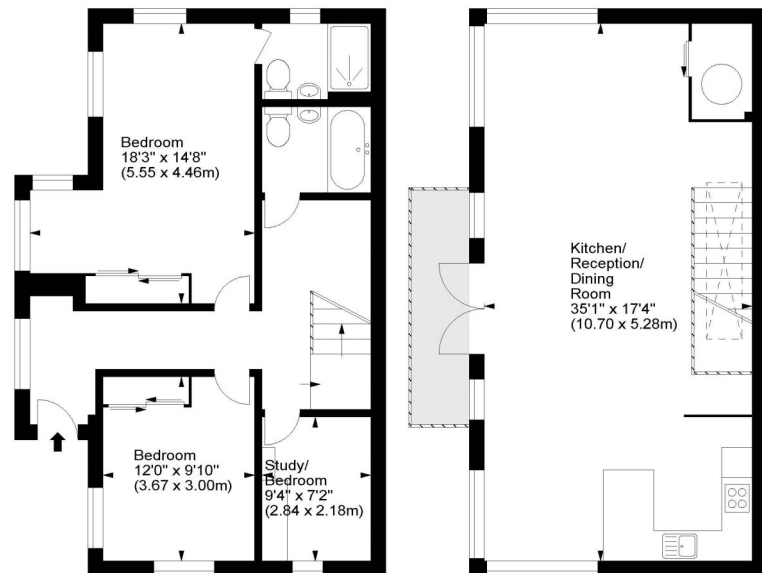
Nearest public transport can be found at Pimlico Underground Station whilst Victoria rail and Victoria Underground Station or Westminster Underground Station are all within reach of the property providing direct links within London.



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### Montaigne Close, SW1

Approx. Gross Internal Area  
1310 Sq Ft - 121.70 Sq M



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