



Tounson Court, Montaigne Close  
Pimlico **SWIP**

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# Montaigne Close, Pimlico **SWIP**

This elegant contemporary apartment is situated on the first floor of a secure gated development, in a highly sought-after location.

The accommodation comprises a beautifully appointed principal bedroom with an en-suite shower room, a second bedroom, and an additional family bathroom. The open-plan kitchen and reception area enjoy abundant natural light and open onto a private balcony with views of impeccably landscaped gardens.

Residents of Tounson Court benefit from a range of high-quality amenities, including secure underground parking, a 24-hour security/concierge and access to a communal roof terrace. Please note that we have been unable to confirm the date of the next review for ground rent. You should ensure that you or your advisors make your own inquiries.



**Guide price:** £850,000

**Tenure:** Leasehold: approximately 977 years remaining

**Service charge:** £5,391.52 per annum, reviewed every year, next review due 2023. There is also an additional reserve fund of £5,391

**Ground rent:** £642 per annum

**Local authority:** City of Westminster

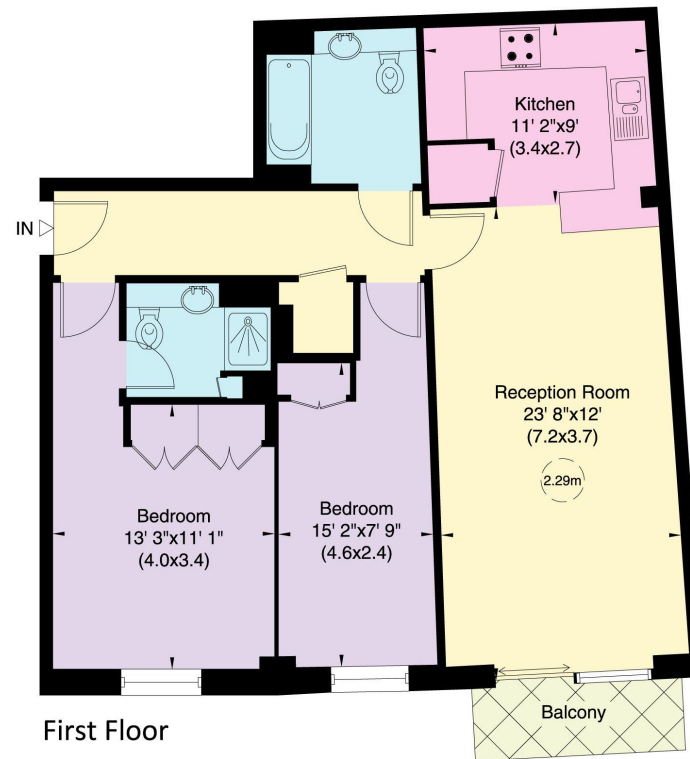
**Council tax band:** G

Tounson Court is an integral part of the Regency Apartments development, the local area boasts exceptional connectivity, with Victoria railway station offering national mainline services, including the Gatwick Express.



## Approximate Gross Internal Floor Area 84 sq m / 900 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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