



An immaculately refurbished four bedroom duplex apartment, offering Georgian proportions and situated on one of Marylebone's prettiest garden squares.

**Montagu Square, Marylebone, London, W1H**

Guide Price: £6,500,000  
Share of Freehold

savills

Beautifully presented • Stunning views of Montagu Square • Reception room • Dining room • Two en suite bedrooms • Two additional bedrooms • Two bathrooms • EPC = D • Service charge: £15,000 per annum

---

#### Local Information

Montagu Square is considered one of Marylebone's most desirable squares and offers beautifully manicured communal gardens for the use of the residents. The flat is situated on the favourable eastern side and is well located for the world class shops and restaurants of Marylebone and the West End. There are excellent transport links from neighbouring Marble Arch and Edgware Road underground stations, Marylebone and Paddington train stations, and access to the West and Heathrow via the A40. Share of Freehold

Baker Street (Bakerloo, Circle, H&C, Jubilee, Metropolitan lines) underground station is approximately 0.5 miles and Marylebone train station (Bakerloo line and National rail services) is approximately 0.3 miles.

#### About this property

This four bedroom duplex apartment is located across two Grade II Listed Georgian buildings in the centre of one of Marylebone's most desirable squares. It offers the perfect blend of modern luxury including Lutron lighting, and immaculately refurbished period features. The ceiling height is truly impressive, and the flat benefits from both east and west facing windows ensuring an abundance of natural light. The newly appointed kitchen can either be open to the separate reception room, or closed for entertaining. On the ground floor the principal bedroom offers significant storage and en suite bathroom, and there are a further two bedrooms and bathroom. On the lower ground floor there is a fourth bedroom with en suite, study with bespoke joinery, and vault space that has been impressively converted into additional reception space. There is also a separate vault for storage.

#### Tenure

Share of Freehold

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office.

Telephone: +44 (0) 20 3527 0400.



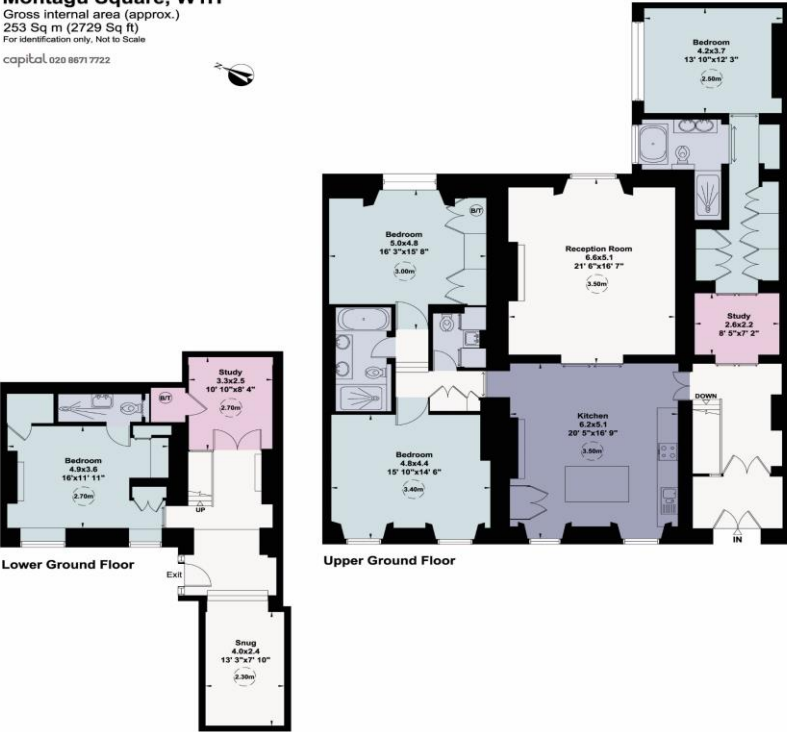




Montagu Square, Marylebone, London, W1H  
Gross Internal Area 2729 sq ft, 253.5 m<sup>2</sup>

Nick Poppe  
Marylebone & Fitzrovia  
+44 (0) 20 3527 0400  
npoppe@savills.com

Montagu Square, W1H  
Gross internal area (approx.)  
253 Sq m (2729 Sq ft)  
For identification only. Not to Scale  
capital.020 8871 7722



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		62	77
(92+)	A		
(81-91)	B		
(69-80)	C		
(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	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200924ALST

