



A fabulous three bedroom apartment located on one of Marylebone's elegant garden squares.

Montagu Square, Marylebone, London, W1H

£2,500,000 Leasehold (161 years remaining)

savills

Ideally designed for working from home • Private Communal Garden • A versatile balance of the accommodation • High specification throughout • Home Cinema • Steam room

Local Information

Montagu Square is a beautiful, primarily Georgian garden square located in the heart of Marylebone. The flat is superbly located for the greenery of both Hyde Park and Regent's Park, together with the world class shops and restaurants of Marylebone and the West End.

The transport links are excellent from neighbouring Marble Arch (approximately 0.4 miles) and Baker Street (approximately 0.5 miles) underground stations, Marylebone (approximately 0.4 miles) and Paddington (approximately 0.9 miles) train stations, and access to the West and Heathrow via the A40.

Residents of the square have access to the private manicured square gardens for a small annual fee.

About this property

With fabulous views over Montagu Square Gardens, this beautifully presented apartment is set over the third and fourth floors of an attractive period building. Offering a superb balance of accommodation, with a wealth of natural light, this spacious three-bedroom apartment also benefits from a high specification throughout and access to one of Marylebone's most prestigious garden squares.

The double aspect creates a feeling of warmth and space throughout this beautifully refurbished flat. The space is incredibly versatile, with an ideal set up to work from home, with having the ability to escape and enjoy the rarity of the private communal gardens.

NB: Please note that the loft space is non-demised, however access is granted by license to the current vendor/proprietor. Further enquiries regarding the details of the license can be obtained through Savills or solicitors.

Tenure

Leasehold (161 years remaining)

Local Authority

City Of Westminster

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office. Telephone: +44 (0) 20 3527 0400.





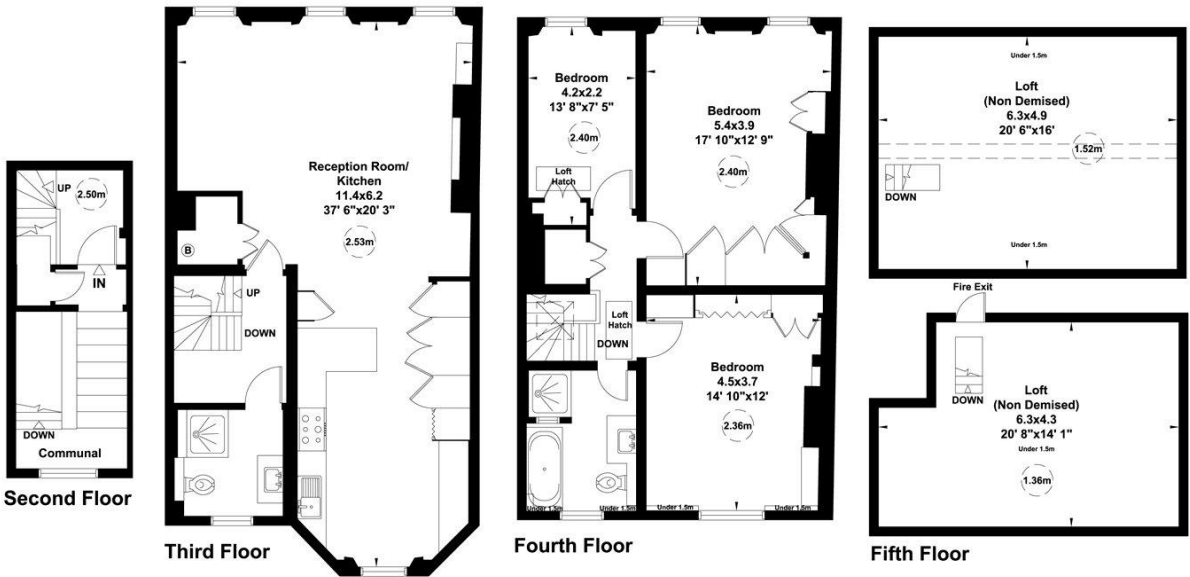
Montagu Square, Marylebone, London, W1H
Gross Internal Area 1452 sq ft, 134.9 m²

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Montagu Square, W1H

Gross internal area (approx.)
135 Sq m (1452 Sq ft) Including Under 1.5m
135 Sq m (1448 Sq ft) Excluding Under 1.5m
For identification only, Not to Scale

capital.020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(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	

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