



**A FABULOUS THREE BEDROOM APARTMENT LOCATED ON ONE OF MARYLEBONE'S
ELEGANT GARDEN SQUARES**

MONTAGU SQUARE, MARYLEBONE, LONDON, W1H

Guide Price £2,650,000 – Leasehold approximately 162 years remaining



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Open-plan kitchen/reception room • Three
bedrooms • Bathroom • Further shower room
Service charge approximately £1,100 pa • EPC = C

Location

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

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.

Description

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 and a wealth of natural light, this spacious three bedroom apartment also benefits from a high specification throughout.

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

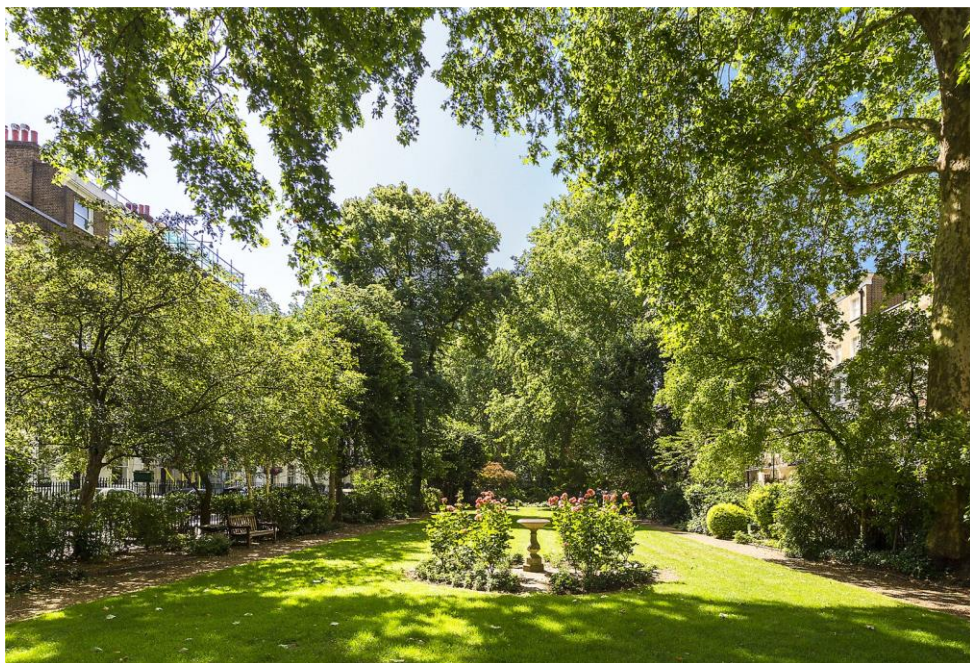


Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.





Montagu Square, W1H

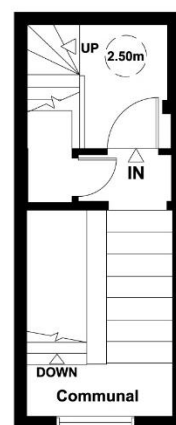
Gross internal area (approx.)

135 Sq m (1452 Sq ft) Including Under 1.5m

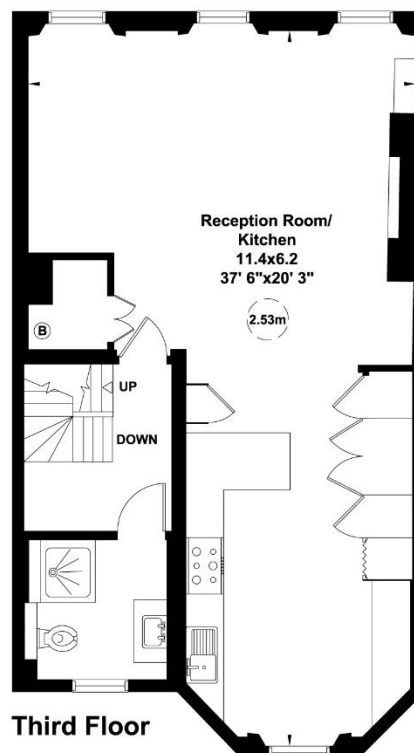
135 Sq m (1448 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale

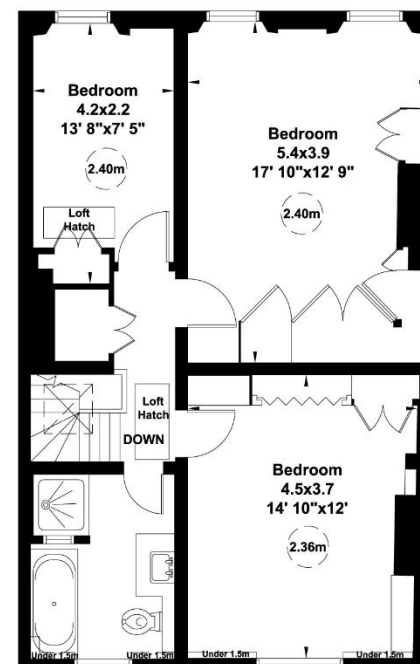
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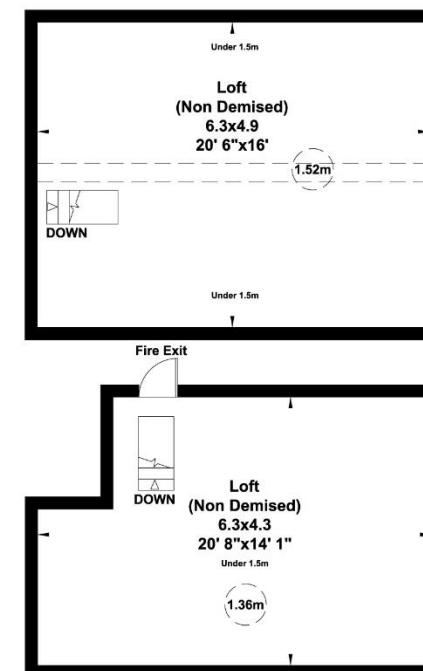
Second Floor



Third Floor



Fourth Floor



Fifth Floor

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).

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (85+) | B | | |
| (81-84) | C | 75 | 82 |
| (77-80) | D | | |
| (73-76) | E | | |
| (69-72) | F | | |
| (65-68) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |