







## Description

An exceptional three-storey mews house, situated in a quiet and secluded gated private courtyard, which has been finished to a high standard. The property is superbly located in the heart of Marylebone.

Offering 1,493 sq ft, this property comprises, spacious master bedroom with en suite bathroom, large second bedroom, an additional third bedroom on the ground floor and further two bath / shower rooms. There is a magnificent large reception room with double height ceilings and spacious kitchen (fully fitted with Siemens appliances) with separate dining area. The property further benefits from a spacious 170 sq ft garage.

Further benefits include under floor heating in the master bathroom, wood flooring, sensor lighting on the staircase and high ceilings on both the ground and the first floor reception room.

An additional benefit includes access to the perfectly manicured communal garden, Bryanston Square.

Montagu mews is ideally located amongst the plentiful shops, offices and restaurants of Baker Street, Marylebone High Street and the surrounding area. The area provides excellent transport links including underground and mainline train services from Marylebone and Baker Street stations.

## Terms

**Tenure:** Leasehold 184 years remaining **Local Authority:** City of Westminster

Asking Price: £2,795,000







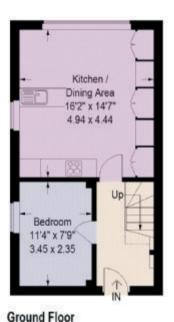


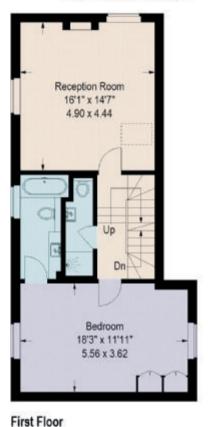


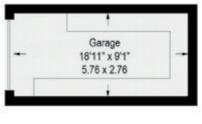
**Approximate Gross Internal Floor Area** 118.7 sq.m./1,278 sq.ft. (excluding reduced headroom/void) Reduced Headroom = 46 sq ft / 4.3 sq m Garage = 170 sg ft / 15.8 sg mTotal = 1,494 sq ft / 138.8 sq m

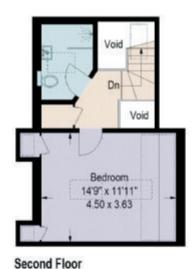
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars















= Reduced headroom below 1.5 m / 5'0



020 3435 6440 55 Baker Street

**London W1U 8EW** marylebone@knightfrank.com 020 3527 0400

22 Devonshire Street London W1G 6PF savills.co.uk



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s)or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated 2018 Photographs dated 2018 Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.