



## A SUPERB THREE BEDROOM MAISONETTE WITH A TERRACE

UPPER MONTAGU STREET, LONDON, W1H

Guide Price £2,300,000 – Leasehold approximately 192 years remaining

savills



# A SUPERB THREE BEDROOM MAISONETTE WITH A TERRACE

UPPER MONTAGU STREET, LONDON  
W1H

**Guide Price £2,300,000 – Leasehold approximately 192 years remaining**

Reception room • Kitchen • Dining room that opens onto a charming terrace • Master bedroom with en suite shower room and dressing room • Two further bedrooms • Further bathroom • Study • Guest cloakroom • Terrace • Service charge approximately £1,103 pa • EPC = C

## Description

Set over the first, second and third floors of a period building this beautifully presented maisonette is newly renovated. In addition to a wealth of natural light the maisonette offers a superb balance of excellent entertaining space, a fabulous private terrace, generous bedrooms and generous attic space. The maisonette further benefits from a long leasehold and low outgoings.

## Location

Upper Montagu Street is superbly located just moments from the world class amenities of Portman Village, Marylebone High Street and the West End, together with the greenery of both Hyde Park and Regent's Park.

The transport links are excellent from nearby Baker Street, (approximately 0.3 miles), Edgware Road (approximately 0.4 miles) Marble Arch (approximately 0.5 miles) underground stations. Marylebone (approximately 0.3 miles) and Paddington (approximately 0.9 miles) train stations, as well as access to the West and Heathrow via the A40.

## Energy Performance

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

## Viewing

Strictly by appointment with Savills.









## Upper Montagu Street, W1

Gross internal area (approx.)

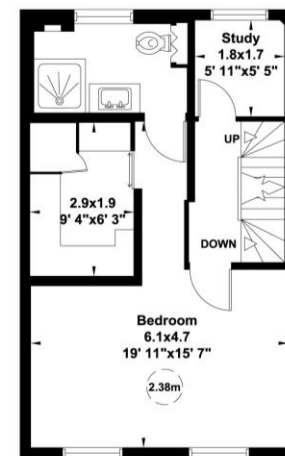
125 Sq m (1340 Sq ft)

For identification only, Not to Scale

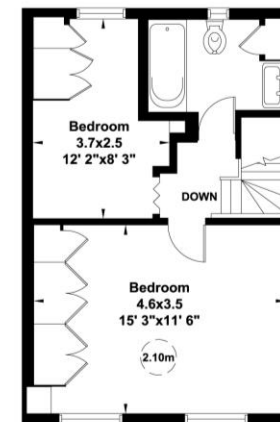
capital 020 8871 7722



First Floor



Second Floor



Third Floor

**Marylebone & Fitzrovia**

Claire Reynolds

creynolds@savills.com

+44 (0) 20 3527 0400

**savills.co.uk**

Important notice: Savills, their 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. 20190618EALU

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).

