



A beautiful, brand newly renovated two bedroom situated in a highly sought after red brick mansion block.

York House, 39 Upper Montagu Street, London, W1H

Guide price £2,100,000, Share of Freehold

savills

Open-plan reception room/kitchen • Principle bedroom with en suite bathroom • Further bedroom • Shower room • Porter • EPC = C • Service charge approximately £5,000pa • Ground rent approximately £50pa

Local Information

Upper Montagu Street is excellently just moments from Portman Village, Marylebone High Street and the West End, together with the greenery of Regent's Park.

The transport links are excellent from nearby Edgware Road (0.5 miles), Baker Street (0.3 miles) and Marble Arch (0.6 miles) underground stations, Marylebone (0.3 miles) and Paddington (0.9 miles) train stations, and access to the West and Heathrow via the A40.

Please note all distances are approximate.

About this property

A beautiful, brand newly renovated two bedroom flat on the raised ground floor of a highly sought after red brick mansion block. The flat has been cleverly designed to maximise space and benefits from good natural light throughout. The superb accommodation comprises an open-plan reception room/kitchen, principle bedroom with en suite bathroom, further bedroom and a shower room.

Tenure

Share of Freehold

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.





York House, 39 Upper Montagu Street, London, W1H
 Gross Internal Area 1017 sq ft, 94.5 m²



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Upper Montagu Street, W1H
 Approximate Gross Internal Area = 1008 sq ft / 93.69 sq m



CH = Ceiling Height

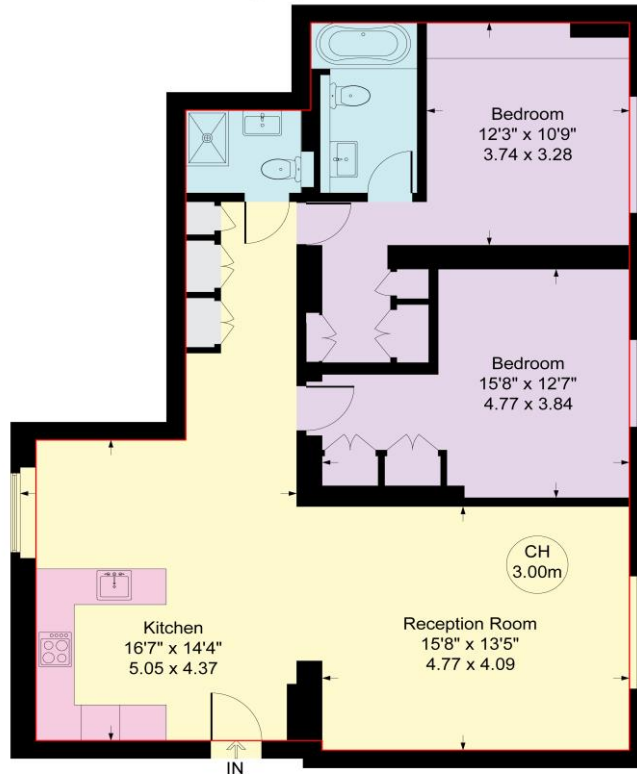


Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID70)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(69-80)	C	71	
(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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