



A beautifully presented two bedroom flat with an entrance on the second floor leading up a staircase to the third floor within this impressive Georgian building.

Montagu Square, London, W1H

Guide Price £1,695,000; Share of Freehold (Lease Expiry April 3010)

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Top floor • Large reception room with views over the private gardens •
Separate contemporary eat-in kitchen • Two bedrooms • En-suite
bathroom • Guest shower room • Superb common parts

Local Information

Montagu Square is a beautiful, primarily Georgian garden square, with residents having access to the resident-only gardens for a nominal annual fee. 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 0.3 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.

About this property

A stunning two bedroom flat located on the top floor of an impressive Georgian building with the rarity of beautifully presented communal areas. The apartment offers well balanced accommodation, a wealth of natural light throughout and fabulous views over Montagu Square.

The flat offers superb entertaining space with a large reception room with views over Montagu Square and an eat-in kitchen. The spacious principal bedroom benefits from an en-suite bathroom and built-in wardrobes, and there is a second double bedroom and separate shower room.

The property offers lots of character and excellent access to both Marylebone High Street and sits in between both Hyde & Regent's Parks.

Please note the photos were taken over 6 months ago.

Tenure

Share of Freehold (Lease Expiry April 3010)

Local Authority

City Of Westminster

Council Tax

Band = F

Ground Rent

Peppercorn

Service Charge

£4,000 per annum (reviewed annually)

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office.

Telephone: +44 (0) 20 3527 0400.

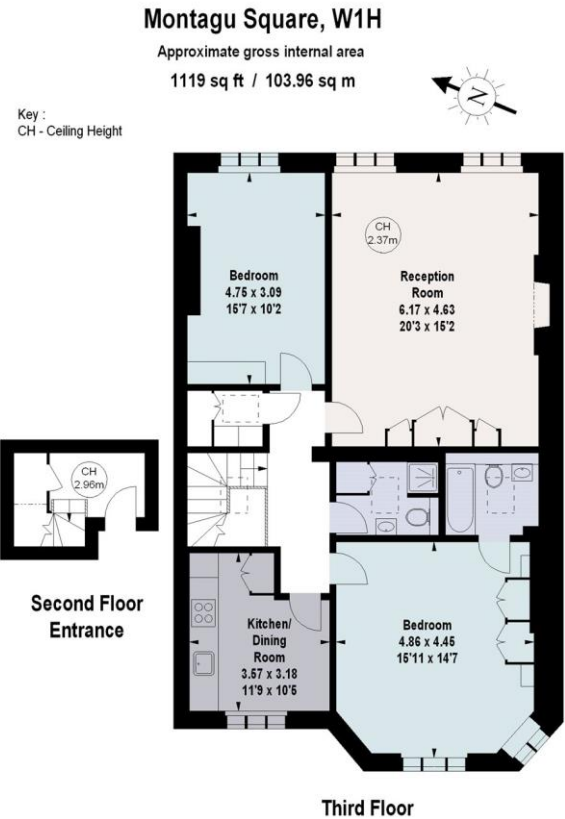




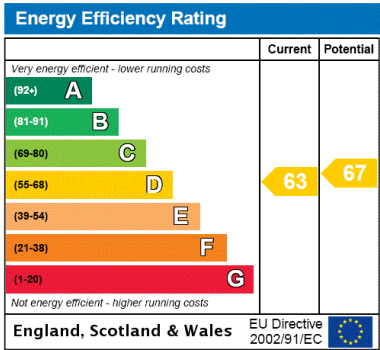
Montagu Square, London, W1H
Gross Internal Area 1119 sq ft, 104 m²

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