



Montagu Square, Marylebone **WIH**



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An exceptional split-level apartment offered chain-free, located on one of Marylebone's most prestigious garden squares. This spacious home showcases a principal bedroom with built-in wardrobes and an en suite bathroom, an additional bedroom, a shower room on the second floor, a grand reception room, a separate fully fitted kitchen and breakfast room, and a guest toilet on the first floor. The property further benefits from period features and wood flooring throughout.

Montagu Square is one of Marylebone's most sought-after areas. It is ideally located for the plethora of boutique shops and restaurants of Marylebone Village and Mayfair, as well as the greenery of Regent's Park and Hyde Park. There are excellent transport links from Marble Arch, Baker Street, Bond Street and Marylebone stations.



Offers in excess of: £3,000,000

Tenure: Available Share of freehold

Service charge: £3,800 per annum, reviewed annually

Local authority: City of Westminster

Council tax band: G

About the building

The building has interesting historical military connections. General Leith was commander of Duke Wellington's 5th Division in the Anglo-Portuguese Army at several critical battles during the Peninsular War between 1810 and 1813, and General Edmund Stevens, commander of the 65th regiment of foot between 1797 and 1814, both lived in the building in 1813.

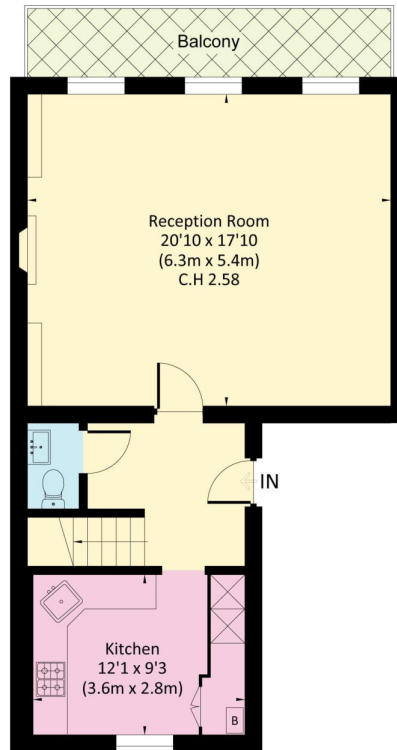




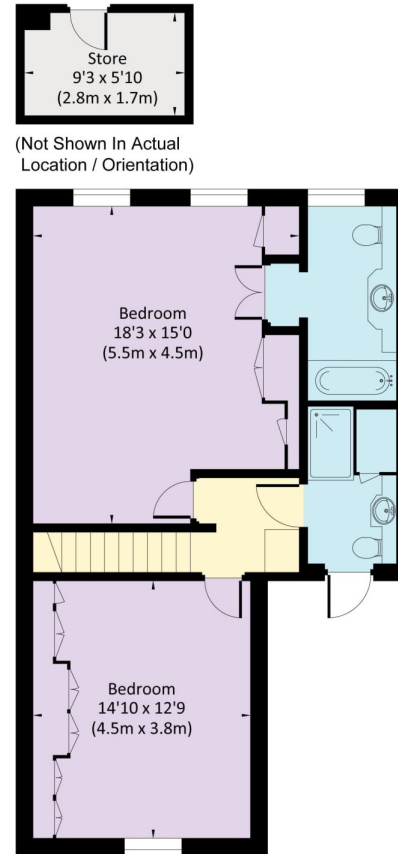
Approx. gross internal area
231 Sq Ft. / 114.4 Sq M
53 Sq Ft. / 4.9 Sq M Store
1284 Sq Ft. / 119.3 Sq M. Inc. Store



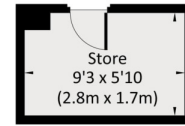
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



FIRST FLOOR



SECOND FLOOR



(Not Shown In Actual Location / Orientation)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2022. Photographs and videos dated December 2022.

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