

Montagu Square, Marylebone WIH



Montagu Square, Marylebone **WIH**

A beautifully presented apartment with outside space and direct lift access. This lovely home offers living space and accommodation across 2,392 sqft; it comprises three bedrooms with en suite bathrooms, an additional guest WC, a large reception room, a fitted eat-in kitchen with Miele appliances and Pure H2O tap, and a laundry room. The spacious patio benefits from heaters, lighting and automatic irrigation system. Further benefits include wood and tiled floors, built in safe, underfloor heating in the bathrooms and Nest smart heating. Residents of Montagu Square have private use of the communal garden for a small annual fee. Montagu Square is ideally located for the amenities of Marylebone Village and Mayfair.



Guide price: £3,250,000

Tenure: Leasehold: approximately 978 years remaining

Service charge: £7,250 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G



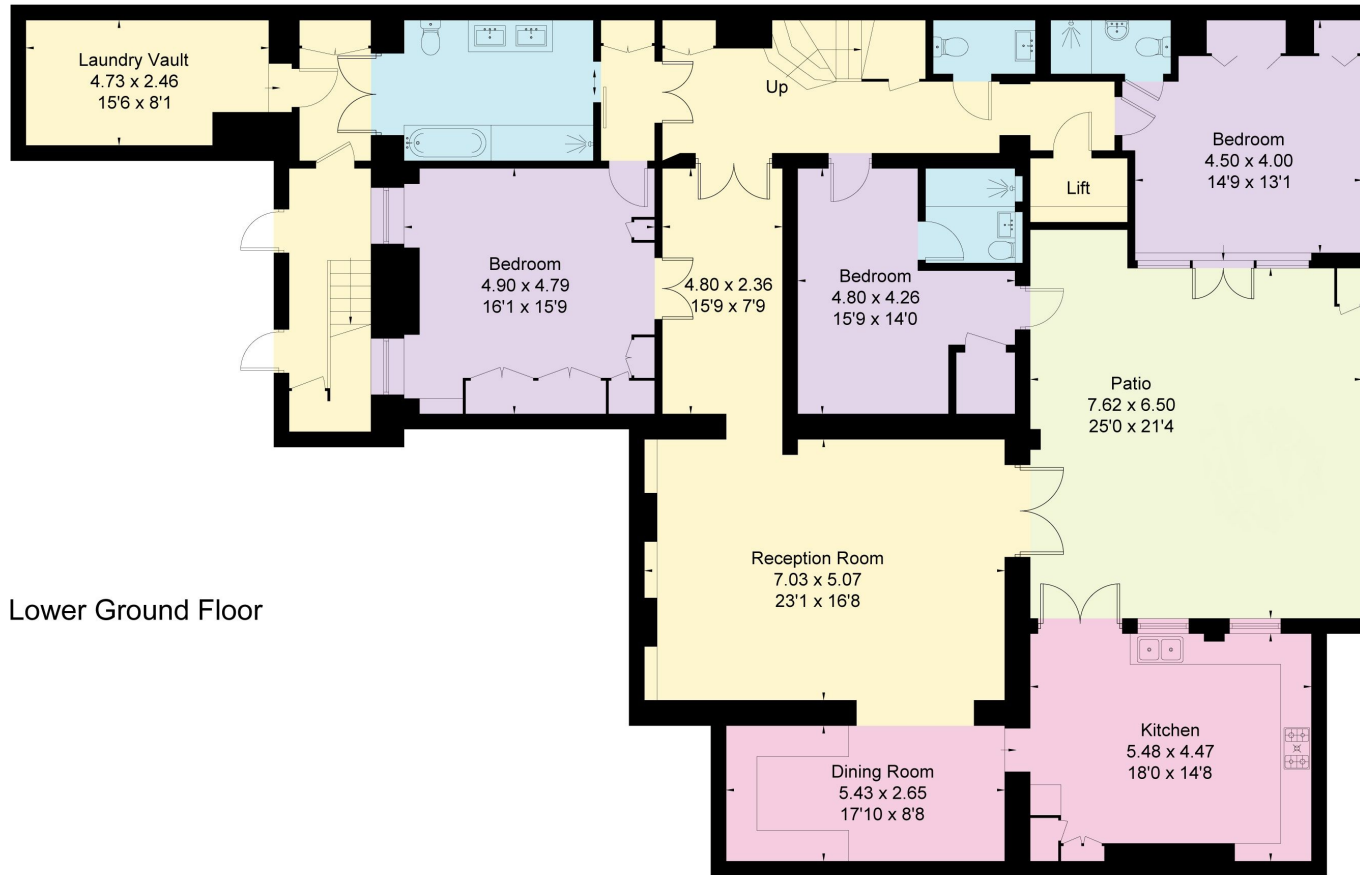




MONTAGU SQUARE, W1H

Approximate Gross Internal Floor Area
222.3 sq m / 2,393 sq ft

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.



Lower Ground Floor

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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 February 2024. Photographs and videos dated January 2024 and May 2011.
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