



Montagu Square, Marylebone **WIH**

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A top floor apartment offering stunning views in one of Marylebone's most sought-after garden squares. This bright home showcases a large reception/dining room, a separate, modern kitchen, a principal bedroom with an en suite bathroom, two further bedrooms, a family bathroom and an additional loft space. The property benefits from large windows, allowing an abundance of natural light.

Montagu Square is located in the heart of Marylebone, moments from the boutiques and restaurants on Marylebone High Street and Mayfair. Local transport links include Baker Street underground station, and Marylebone station.



Guide price: £1,550,000

Tenure: Leasehold: approximately 53 years remaining

Service charge: £3,583.48 per annum, reviewed every year, next review due 2024

Ground rent: £8,250 per annum, reviewed every 21, next review due 2037

Local authority: City of Westminster

Council tax band: G

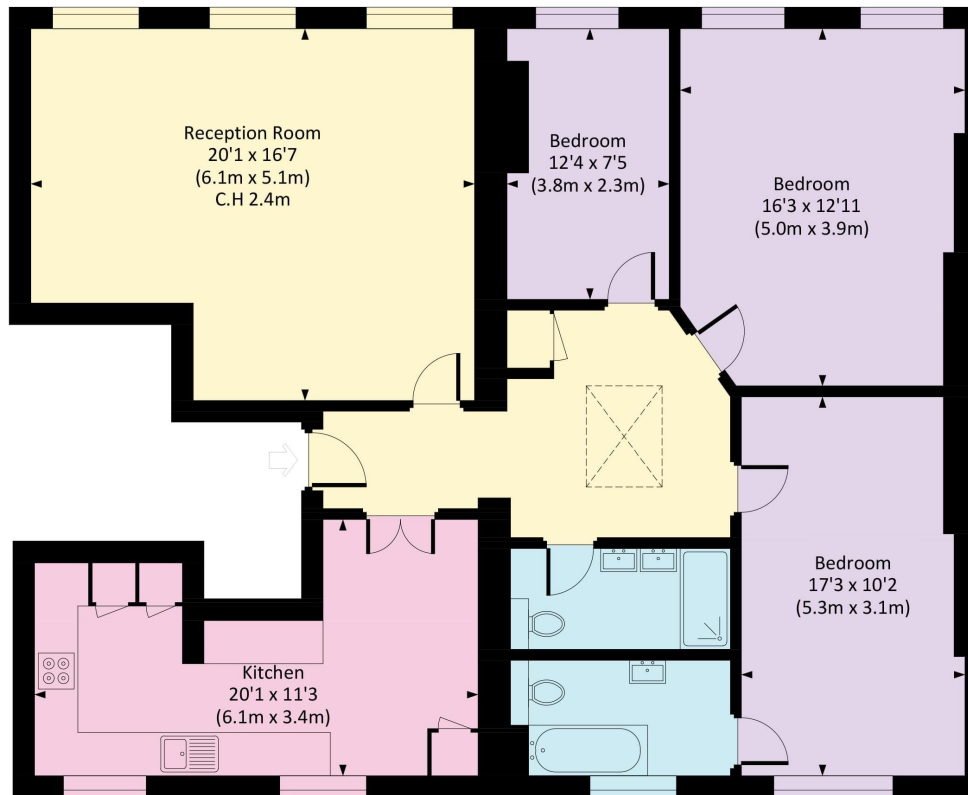




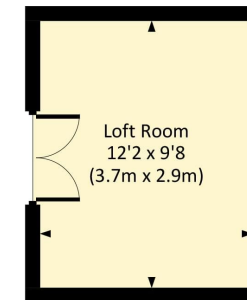
MONTAGU SQUARE, W1H

Approx. gross internal area
1412 Sq Ft. / 131.2 Sq M. Inc. Loft Room

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.



FOURTH FLOOR



LOFT

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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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