

Montagu Mansions, Marylebone WIU



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An excellent opportunity to purchase a beautifully designed apartment on the fourth floor of a prestigious, portered mansion block in the heart of Marylebone. This home has been redesigned to the highest standards and offers spacious accommodation and entertaining space. It showcases three bedrooms with built in wardrobes, two bathrooms, a large, bright reception room, a separate dining room and a modern, fully integrated kitchen. The property further benefits from large windows and wood flooring throughout. Montagu Mansions is a sought-after mansion block, ideally located for the boutique shops and restaurants of Marylebone and Mayfair and the greenery of Regent's Park.



Guide price: £3,250,000

Tenure: Leasehold: approximately 962 years remaining

Service charge: £9,984 per annum, reviewed every year, next review due 2025

Ground rent: peppercorn

Local authority: City of Westminster

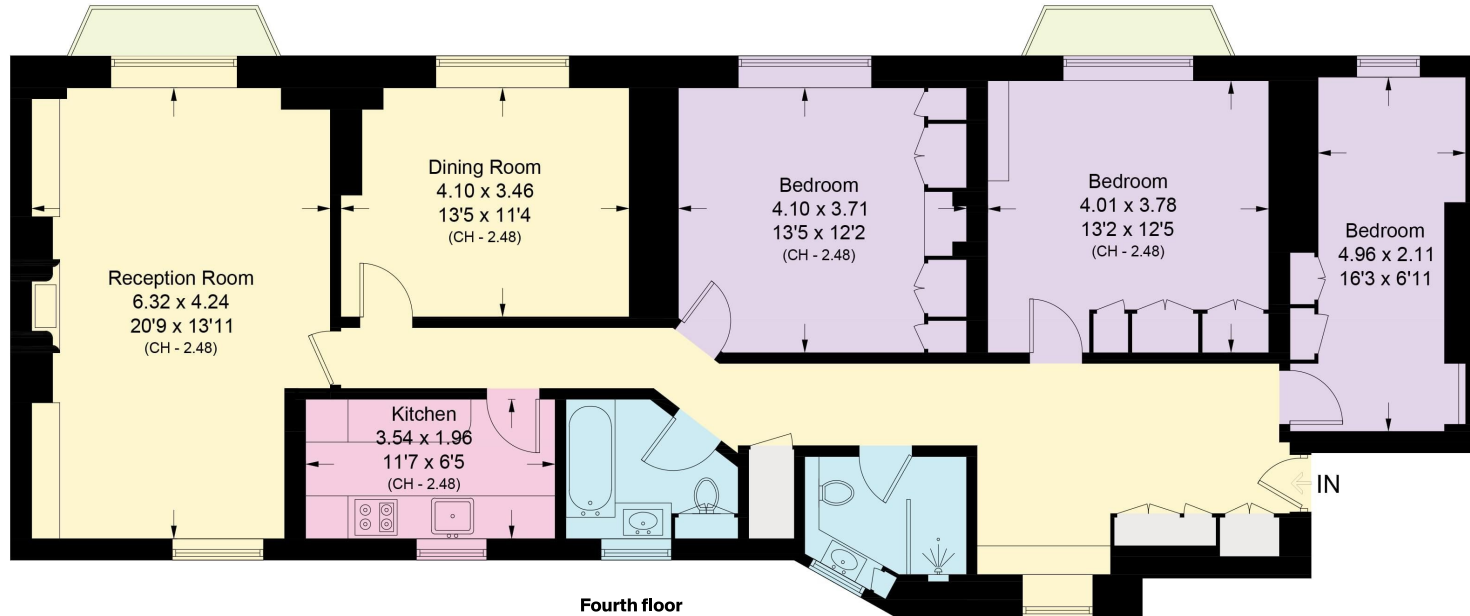
Council tax band: G



Montagu Mansions, W1U

Approximate Gross Internal Floor Area 130.6 sq m / 1,406 sq ft
Including Limited Use Area (2.1 sq m / 23 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.



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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 April 2024. Photographs and videos dated April 2024.

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