



Montagu Square, Marylebone W1H



Montagu Square, Marylebone **WIH**

A beautifully presented duplex apartment situated on one of Marylebone's most prestigious garden squares with lovely green views. This home offers an excellent layout and proportions. It showcases a large reception room and a kitchen on the ground floor, and a principal bedroom with an en suite bathroom, two additional bedrooms and a second bathroom on the first floor. The property further benefits from large windows, allowing an abundance of natural daylight. Montagu Square is ideally located for the world class restaurants and shops of Marylebone and Mayfair. There are excellent transport links from Marble Arch, Edgware Road, Marylebone and Baker Street stations.



Guide price: £2,750,000

Tenure: Leasehold: approximately 119 years remaining

Service charge: £9,265.44 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: G



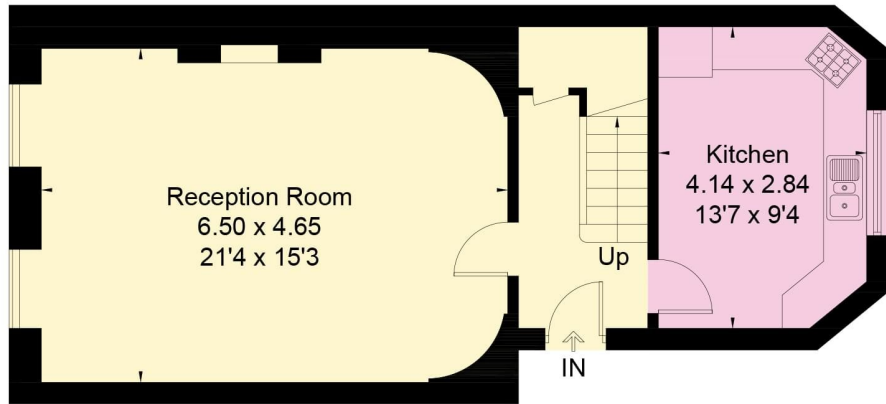




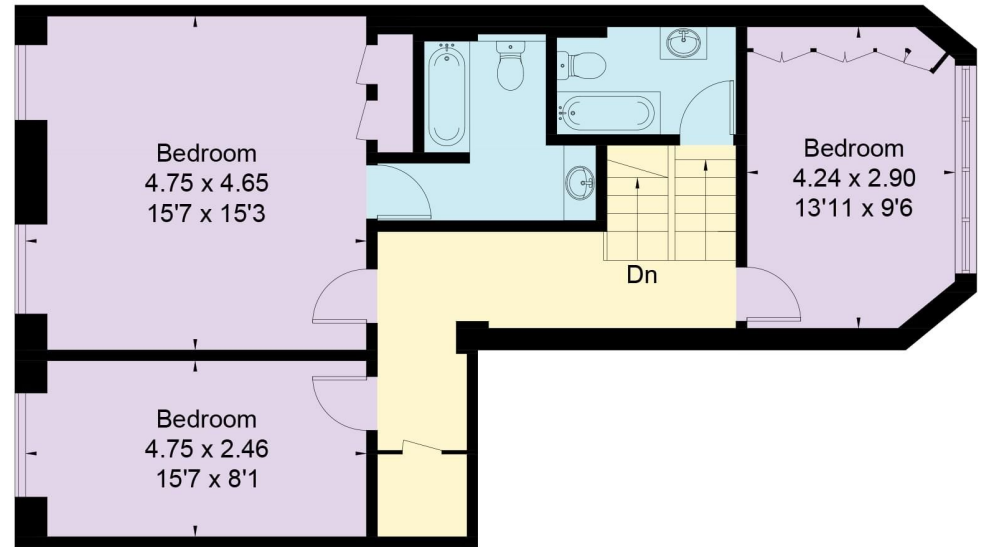
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Approximate Gross Internal Floor Area
125sq m / 1,345 sq ft

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.



Ground Floor



First Floor

Knight Frank
Marylebone
Unit 49
55 Baker Street
London W1U 8EW
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Daniel Sugarman
+44 20 7861 1224
daniel.sugarman@knightfrank.com



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 May 2024. Photographs and videos dated January 2024.
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