



## MONTAGU ROW




Marylebone W1U





# ELEGANT APARTMENT BRIMMING WITH CHARACTER

Located on the top floor of a period building in Montagu Row, this two bedroom, two bathroom flat combines classic charm with modern appeal.

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Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold: Approximately 979 years remaining

Ground rent: £100 per annum until 2041, £200 per annum to 2074, £300 per annum thereafter

Service charge: Approx. £4,500 per annum, reviewed every year, next review due 2026

**Guide Price: £950,000**

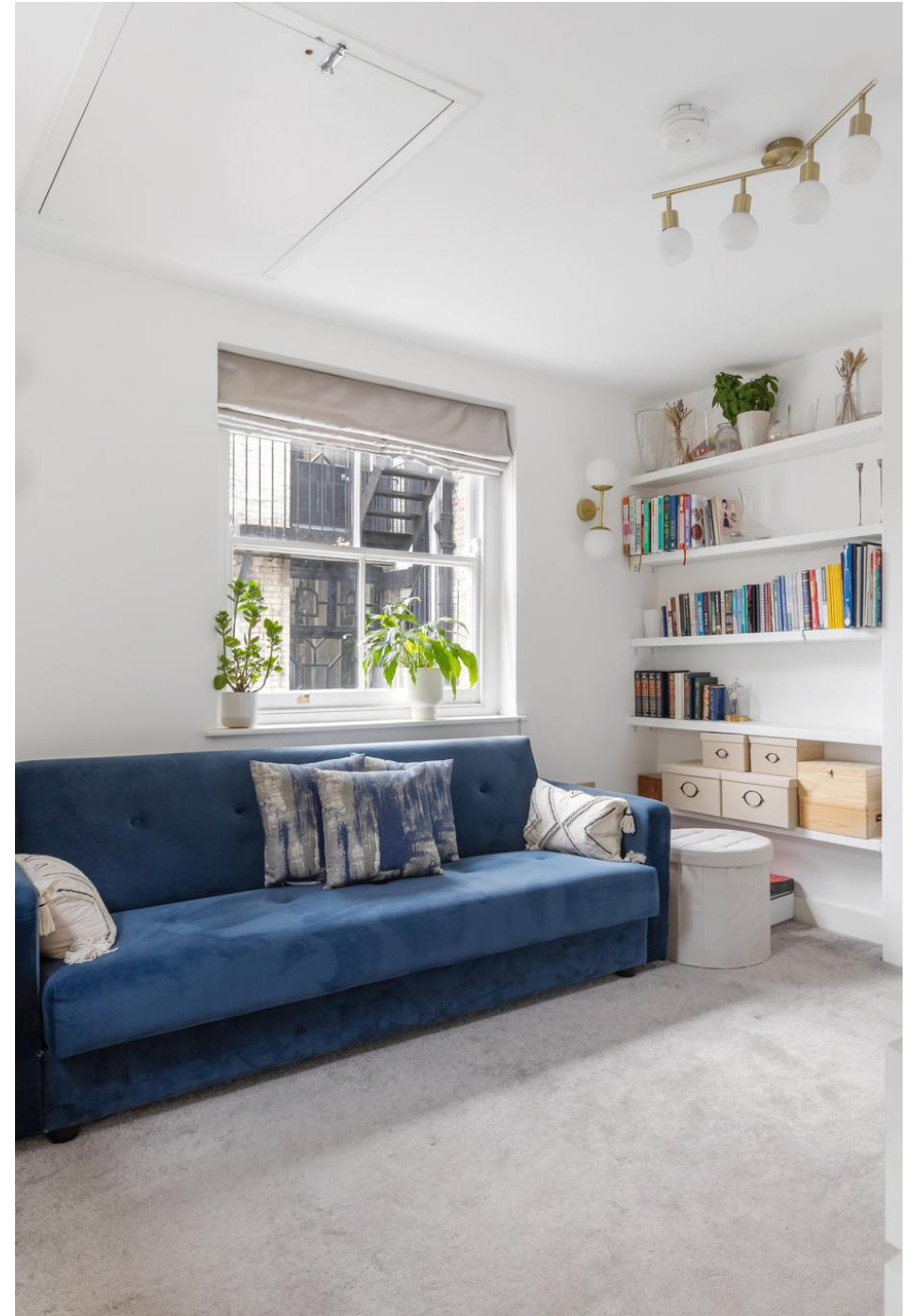




## LOCATED IN THE HEART OF MARYLEBONE

The property comprises a sizeable living area with expansive windows that allow natural light to enhance the white palette. The well-equipped kitchen features sleek cabinetry and sophisticated accents, creating an inviting atmosphere for culinary creativity. The principal bedroom and reception room feature vaulted ceilings, adding character and a sense of volume to the flat. The bathrooms offer pristine tiles and glass-enclosed showers. This flat provides a harmonious blend of elegance and comfort, catering to contemporary living needs.

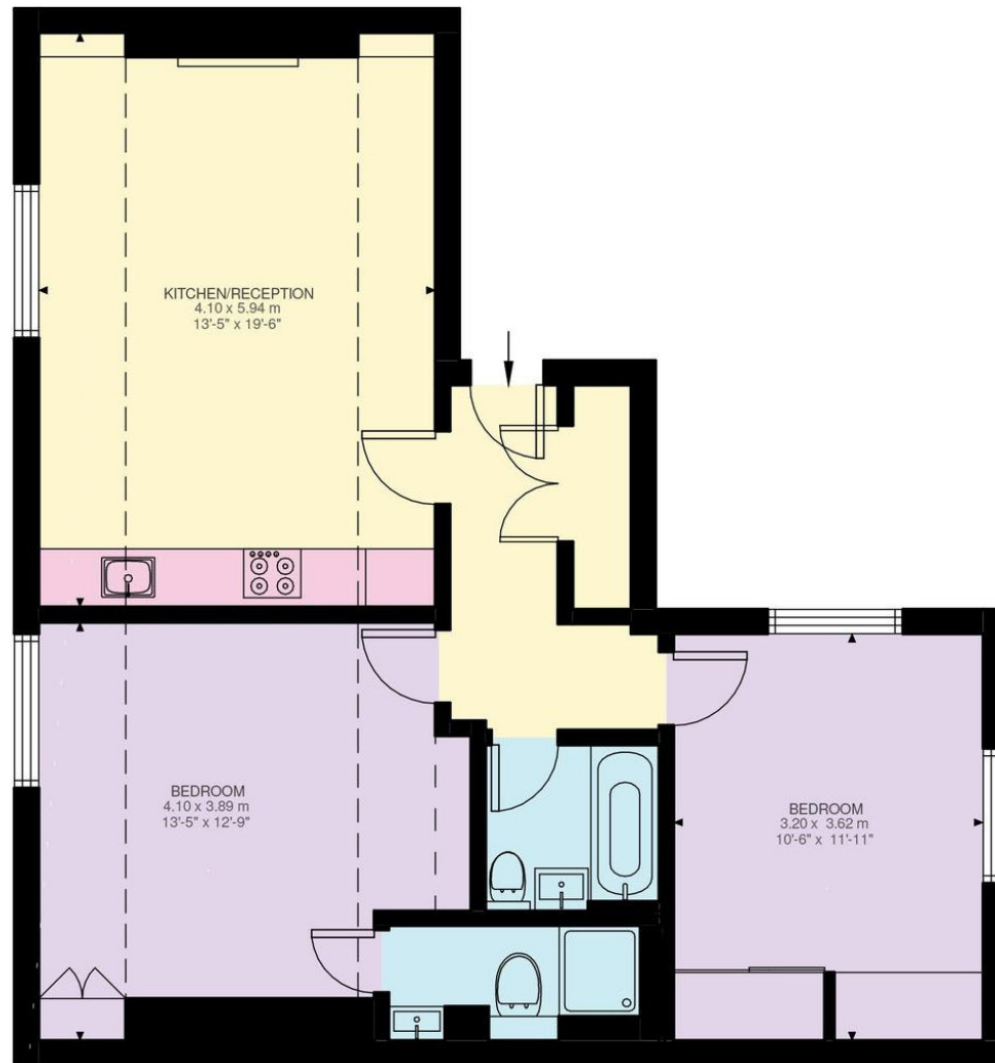
Montagu Row is located in the heart of London, offering easy access to the city's vibrant attractions. Close to Regent's Park and with Baker Street Station nearby, the property is well placed for exploring shopping districts, cultural landmarks, and dining options. The surrounding parks provide green spaces for relaxation, while excellent transport links make the city easily accessible. Ideal for those seeking a mix of urban living and convenience, Montagu Row is a highly regarded London address.











Third Floor

Approximate Gross Internal Area = 72.55 sq m / 781 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Sam Thornton**

+44 20 7751 2403

Samuel.Thornton@knightfrank.com

**Knight Frank Marylebone**

Unit 49, 55 Baker Street

W1U 8EW

**knightfrank.co.uk**

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