

# Montagu Mews West, Marylebone WIH

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# Montagu Mews West, Marylebone **WIH**

A beautifully designed maisonette located in the heart of Marylebone. This well presented apartment showcases spacious accommodation and entertaining space over two floors. On the first floor, a principal bedroom with built in wardrobes and an en suite bathroom, a second double bedroom and a family bathroom, and on the second floor, a bright and airy reception room accessing the south-southeast facing balcony and an open plan fully fitted kitchen.

Montagu Mews West is ideally located for the popular shops and lively restaurants of Marylebone and Mayfair and the greenery of Hyde Park and Regents Park. Excellent transport from Marble Arch, Baker Street and Marylebone stations make it easy to get around London.



**Guide price:** £1,750,000

**Tenure:** Leasehold: approximately 974 years remaining

**Service charge:** Approximately £3,600 per annum, reviewed annually

**Local authority:** City of Westminster

**Council tax band:** H



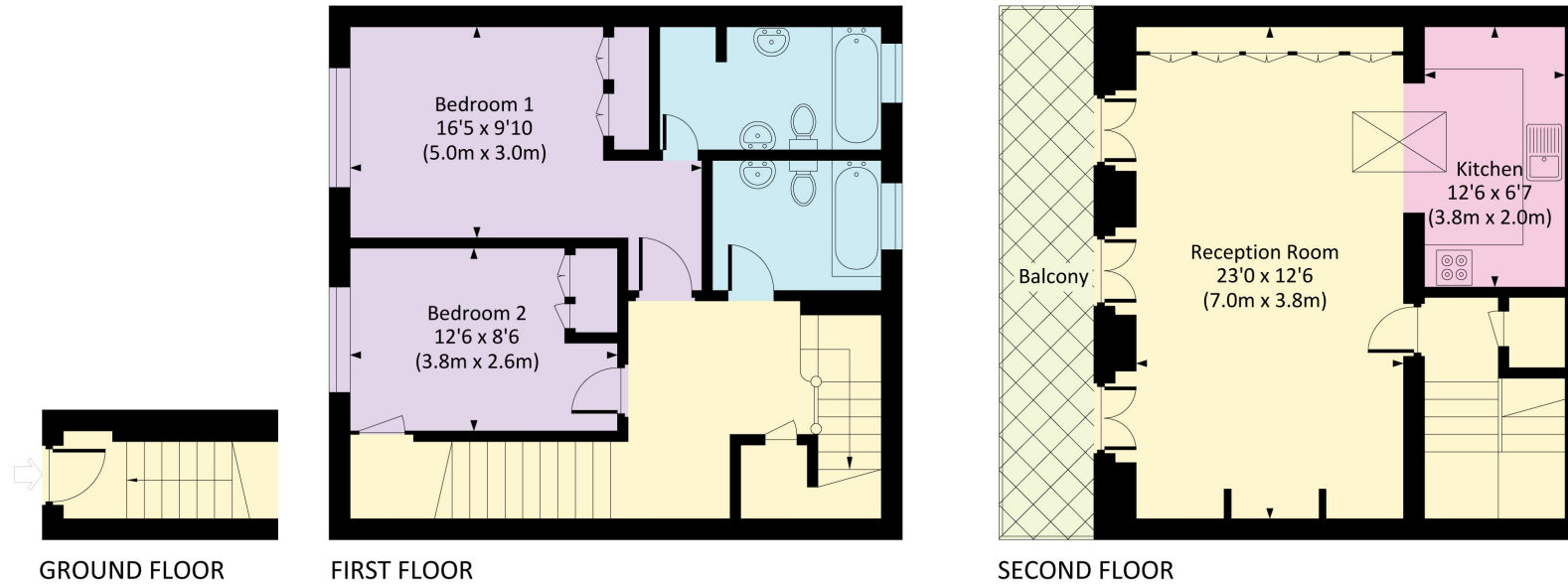




# MONTAGU MEWS WEST, W1H

Approx. gross internal area  
1100 Sq Ft. / 102.2 Sq M.

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 July 2023. Photographs and videos dated September 2019.

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