



**MONTAGU
SQUARE W1**

CITY OF WESTMINSTER

MONTAGU SQUARE, W1H

Price on application Freehold

T. +44 (0) 20 7935 0011
E. enquire@napierwatt.co.uk
WWW.NAPIERWATT.CO.UK

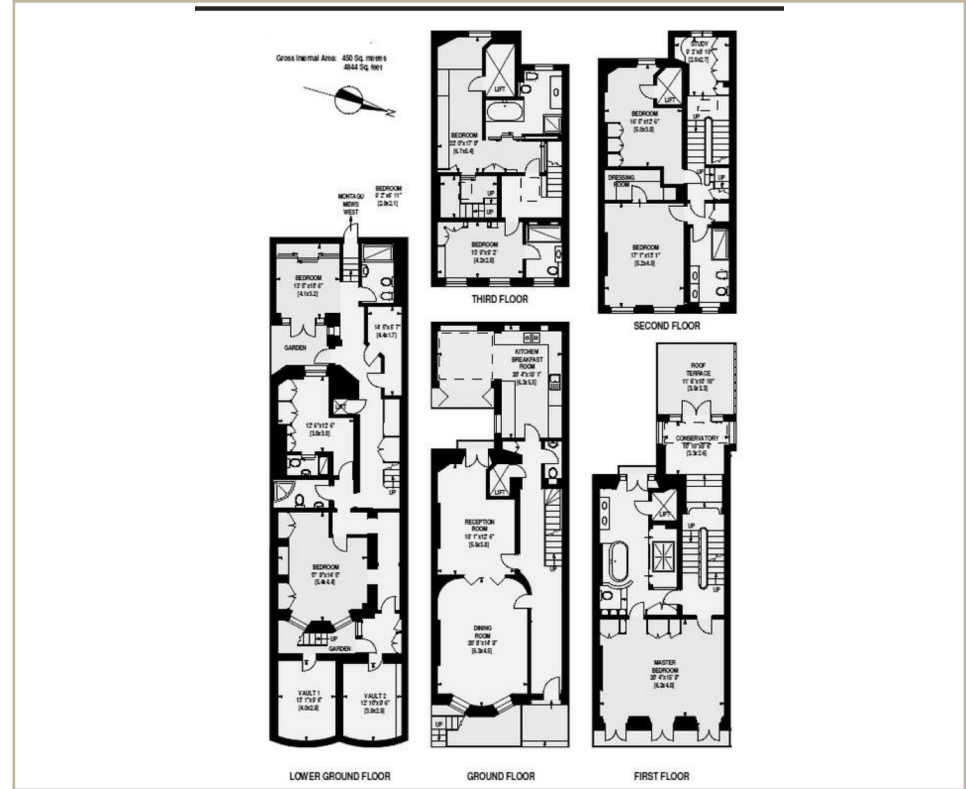
NAPIER WATT

PROPERTY CONSULTANTS

Description

A rare opportunity to acquire a magnificent Grade II listed five storey freehold house directly overlooking this most sought after Garden Square. The bespoke interior currently comprises; entrance hall with passenger lift, reception room, dining room, kitchen/breakfast room, magnificent master bedroom occupying the

entire first floor and incorporating a luxurious ensuite bathroom, 6 further bedrooms and 5 further bathrooms, guest wc, sunny west facing roof terrace and courtyard garden with decorative water feature.



TERMS

Freehold

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.