



Montagu Square
London, W1H

CHESTERTONS





This exceptional first-floor flat, located in the desirable area of Marylebone, offers immediate availability on a furnished basis. Spanning 115 sqm, this purpose-built flat boasts an elevator and stunning views over sought-after Montagu Square. The property has been meticulously maintained, featuring wood flooring throughout.

Upon entering, you are welcomed by an inviting entrance hall, leading into a dual-aspect reception room. The reception room is generously proportioned, providing ample space for both living and dining areas. The fully fitted kitchen is equipped with high-quality integrated appliances, including a dishwasher, ensuring convenience and efficiency.

The flat comprises three spacious double bedrooms, all featuring built-in wardrobes that offer ample storage solutions. Two of the bedrooms enjoy the added luxury of fully tiled en-suite bathrooms, while a fully tiled shower room serves the remaining areas of the property.

Situated within the secure and well-managed Brymon Court, this prestigious building is ideally located on the exclusive Montagu Square. The square is renowned as one of London's most desirable garden squares, adding to the charm and tranquillity of the area. Additionally, the property benefits from a dedicated porter caretaker, ensuring security and peace of mind.

- Available now
- Newly redecorated
- Three bedroom and three bathrooms
- Live in caretaker
- Lift
- Ample of natural light

£5,500 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
90-100 A		84
81-89 B		
69-80 C	67	
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Minimum Term: 12 months
Deposit Required: Six weeks
Local Authority: Westminster
Council Tax Band: F
EPC Rating: D
Furnished

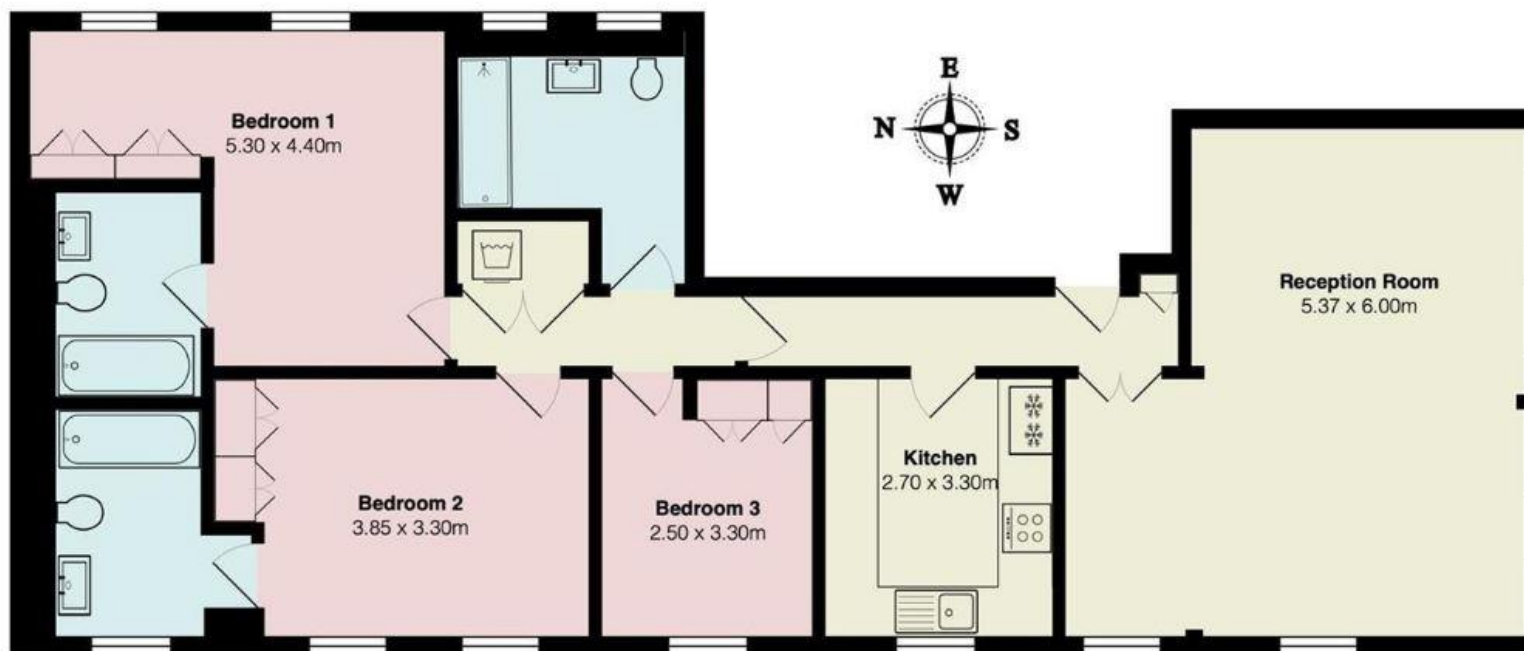
Chestertons Hyde Park & Marylebone Lettings

40 Connaught Street
 Hyde Park & Marylebone
 London
 W2 2AB

hydeparklettingsusers@chestertons.co.uk

02072985950

Brymon Court, 31-32 Montagu Square, London W1H 2LH



Total Area: 115.0 m²

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

