



LDG

MONTAGU SQUARE

Marylebone

£1,895,000 STC



Montagu Square









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



ADDRESS

Montagu Square, London

POSTCODE

W1H 2LJ

THE SPACE

Featuring high ceilings and an abundance of natural light, this graceful and spacious apartment is set predominantly over the raised ground floor of an elegant Georgian building.

Specifics

Accommodation features a dual aspect reception room with views over Montagu Square and three double bedrooms (two which are en-suite). There is separate modern kitchen and a family bathroom, along with ample storage throughout the property.

Montagu Square is an historic garden square, set around a well-maintained residents garden, well positioned for the wide-open spaces of Hyde Park and Regents Park. Just a short stroll from Marylebone High Street you are also close to a feast of culinary delights on the nearby New Quebec Street and Crawford Street.

ACCOMMODATION

& FEATURES

- Corner Reception Room
- Three Bedrooms
- Three Bathrooms
- Separate Kitchen
- High Ceilings
- Views over Montagu Square
- 70 year lease

ON YOUR DOORSTEP

The Grazing Goat
Boxcar Baker + Deli
The Duke of Wellington
Santo Mare
Locanda Locatelli

PRICE

£1,895,000, subject to contract

TENURE

Leasehold - 94 years from 29.09.99
Therefore 70 years remaining

SERVICE CHARGE

£848.75 per quarter

GROUND RENT

Peppercorn

COUNCIL TAX

Westminster Band G

RESIDENTS PARKING

TBC

COMMUTE

Marble Arch
Bond Street
Hyde Park
Marylebone High Street

Montagu Square

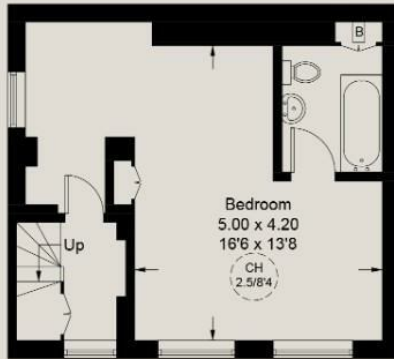
Montagu Square

Approximate Gross Internal Area = 136 sq m / 1461 sq ft

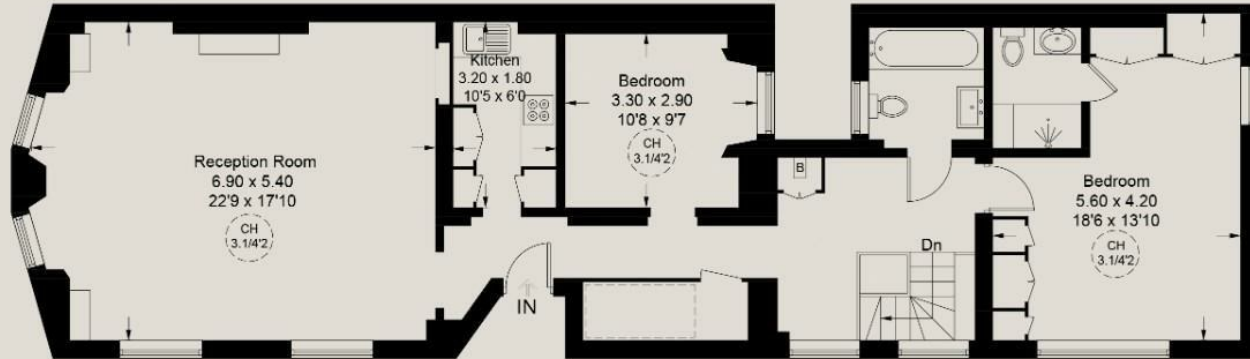


Floor Plan

= Reduced headroom below 1.5m / 5'0



Lower Ground Floor



Upper Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID972477)

Ready to talk?



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