



## Upper Montagu Street, W1H

£1,250,000

A two double bedroom period conversion. Situated on the top floor with a minimalist interior and a bright dual aspect combined living, dining and kitchen area. Long lease of 117 years.

Located within walking distance of Marylebone and Portman Village and the Regents Park. Baker Street and Marylebone Stations are nearby.

### Features

- Two Double Bedrooms
- Dual Aspect Reception
- Lease to December 2142
- Ample Storage
- Wood Floors
- Contemporary Kitchen - Diner

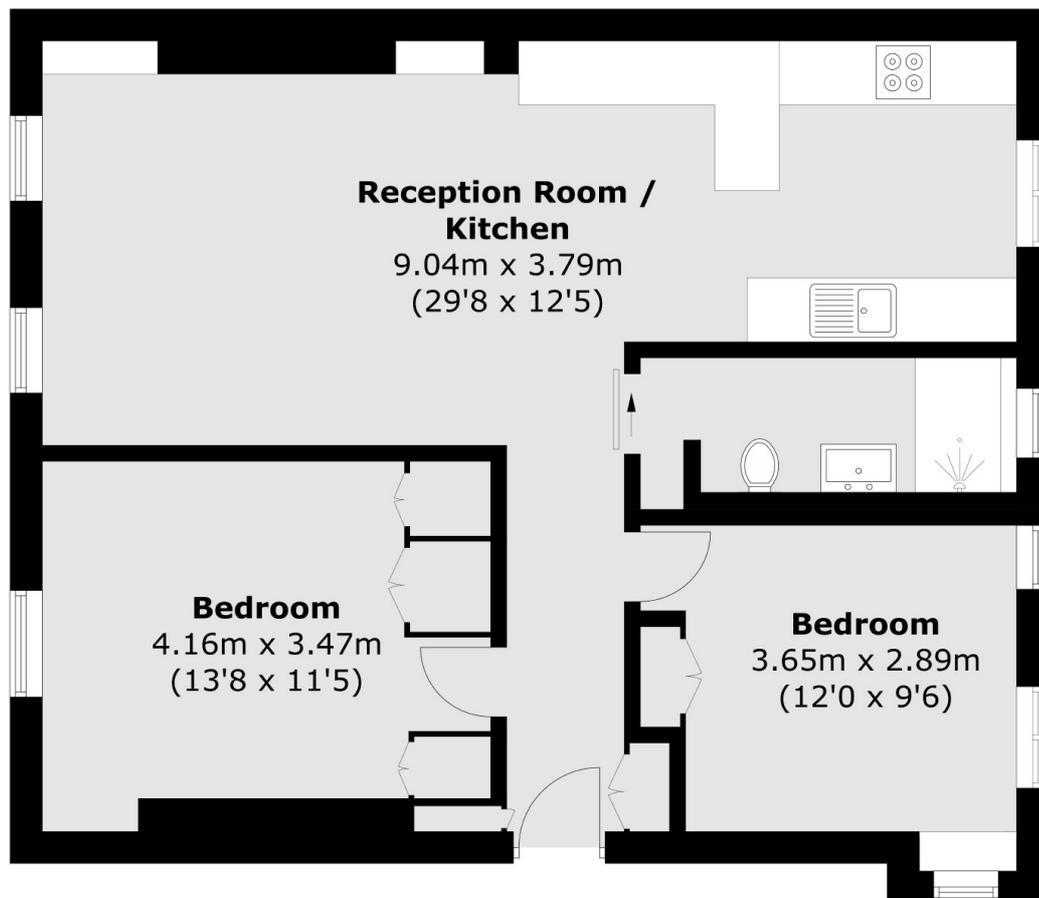


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The apartment is situated on the top floor of a period building tucked behind the iconic Old Marylebone Town Hall. The entrance hall has full height storage and opens to the reception area. There are two double bedrooms and a stylish bathroom. The reception has an east west aspect so is bright and the kitchen has a dining area.



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Total area (approx.): 67.4 sq. m (725.5 sq. ft)