

Montagu Mansions, Marylebone

WIU



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A spacious apartment on the ground and lower ground floors of a prestigious portered red brick mansion block. This spacious home offers 2,966 sq ft of living space. It comprises a principal bedroom with a dressing room and en suite bathroom, three additional bedrooms, an additional family bathroom, two guest WCs, two kitchens and plenty of entertainment space: a reception room, a TV room, a dining room and a breakfast room.

Montagu Mansions is ideally located for Marylebone Village and Mayfair, as well as the greenery of Regent's Park. There are excellent transport links from the nearby Marylebone and Baker Street stations.



Guide price: £3,500,000

Tenure: Leasehold: approximately 963 years remaining

Service charge: £20,772 per annum, reviewed every year, next review due 2025.

Ground rent: peppercorn

Local authority: City of Westminster

Council tax band: H



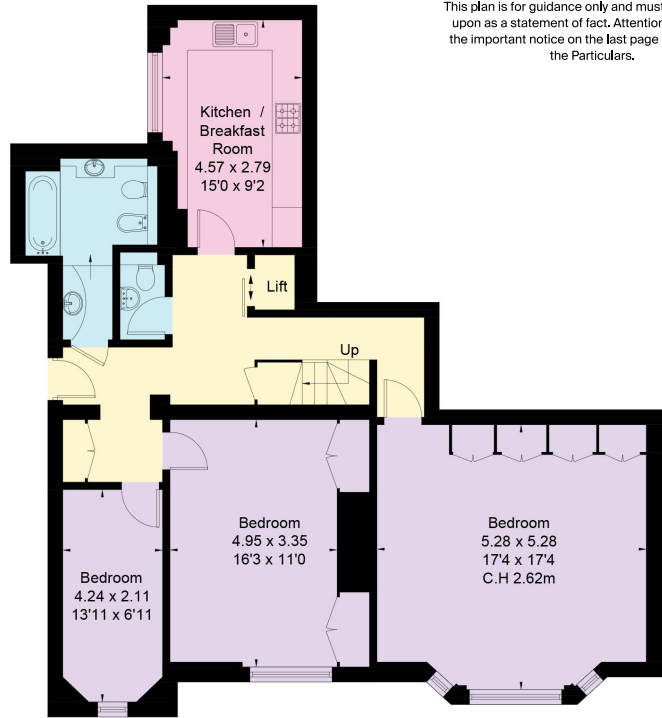


Montagu Mansions, W1H

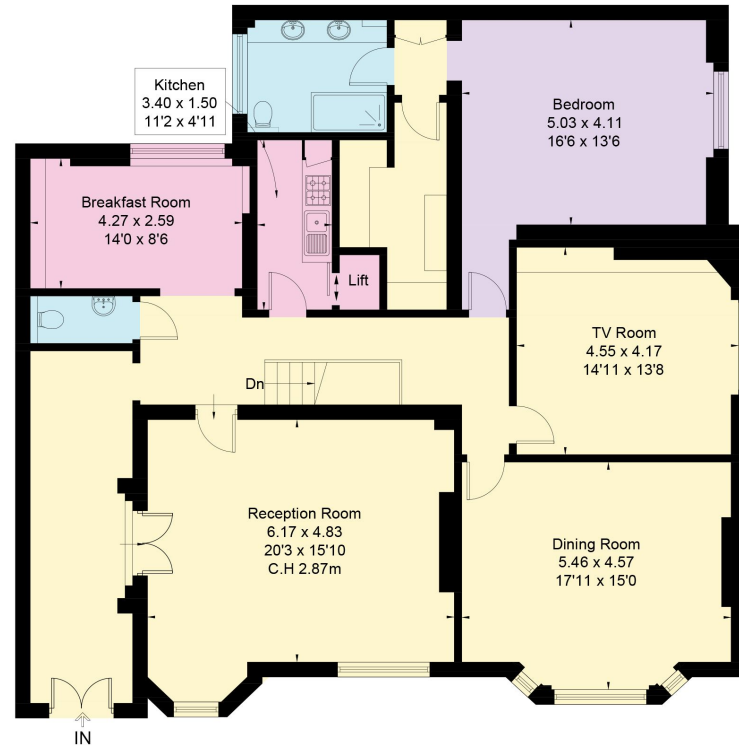


Approximate Gross Internal Floor Area
275.5 sq m / 2,966 sq ft

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.



Lower Ground Floor



Raised Ground Floor

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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 March 2024. Photographs and videos dated August 2022.

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