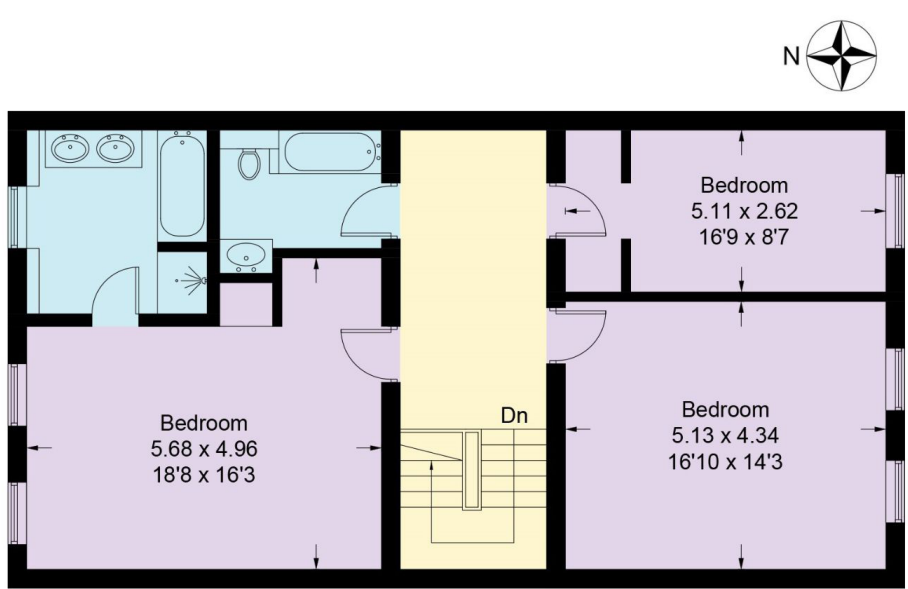
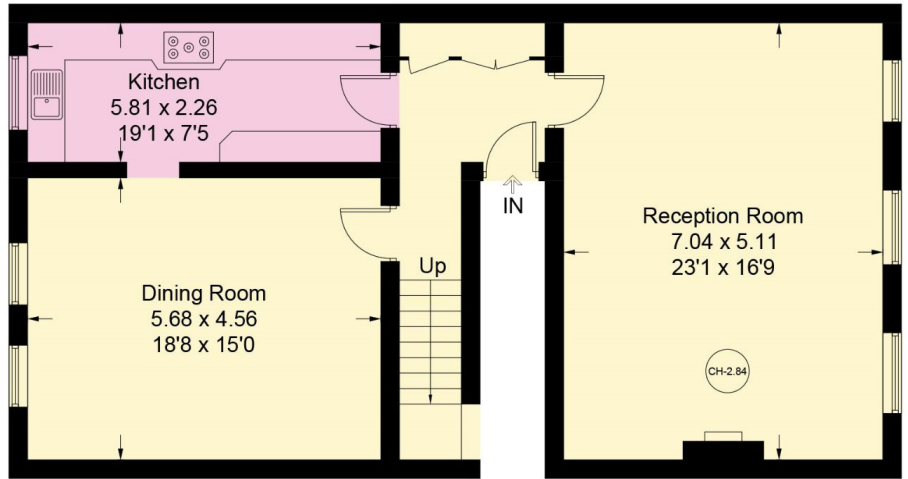




MONTAGU PLACE  
Marylebone, W1H



Third Floor



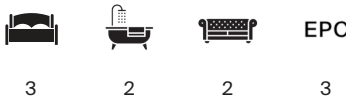
Second Floor

Approximate Gross Internal Area = 186.8 sq m / 2,011 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

## BRIGHT PERIOD PROPERTY READY FOR FULL REFURBISHMENT

An excellent opportunity to purchase a large duplex property and turn it into a dream home.



Local Authority: City of Westminster  
Council Tax band: H

Tenure: Leasehold, 125 years remaining

Service charge: £3,661 per annum, reviewed every year, next reeviw is due in 2025

Guide price: £2,500,000

This home is offered by The Portman Estate - a forward thinking property company with an enduring heritage and a commitment to promoting and protecting the long-term success of Marylebone.

The property comprises a large, three-windows-wide reception with lively high ceilings, a separate dining room and separate kitchen on the second floor, and a principal bedroom with en suite, two further bedrooms and a second bathroom on the third floor.

Montagu Place is superbly located for the wide range of amenities of Marylebone Village and the greenery of Regent's Park and Hyde Park. There are excellent transport links from Baker Street, Marylebone and Edgware Road stations.

We would be delighted  
to tell you more.

**Daniel Sugarman**  
+44 20 7861 1224  
daniel.sugarman@knightfrank.com

**Knight Frank Marylebone Sales - London**  
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