



MONTAGU MANSIONS

Marylebone, W1U



GEORGIAN APARTMENT IN THE HEART OF MARYLEBONE

A superbly appointed two-bedroom, two-bathroom apartment situated on the first floor of the distinguished red-brick Montagu Mansions, benefitting from lift access.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of freehold: Approximately 961 years remaining

Ground rent: Peppercorn

Service charge: £7,018.82 per annum inc. hot water, reviewed every year, next review due 2026

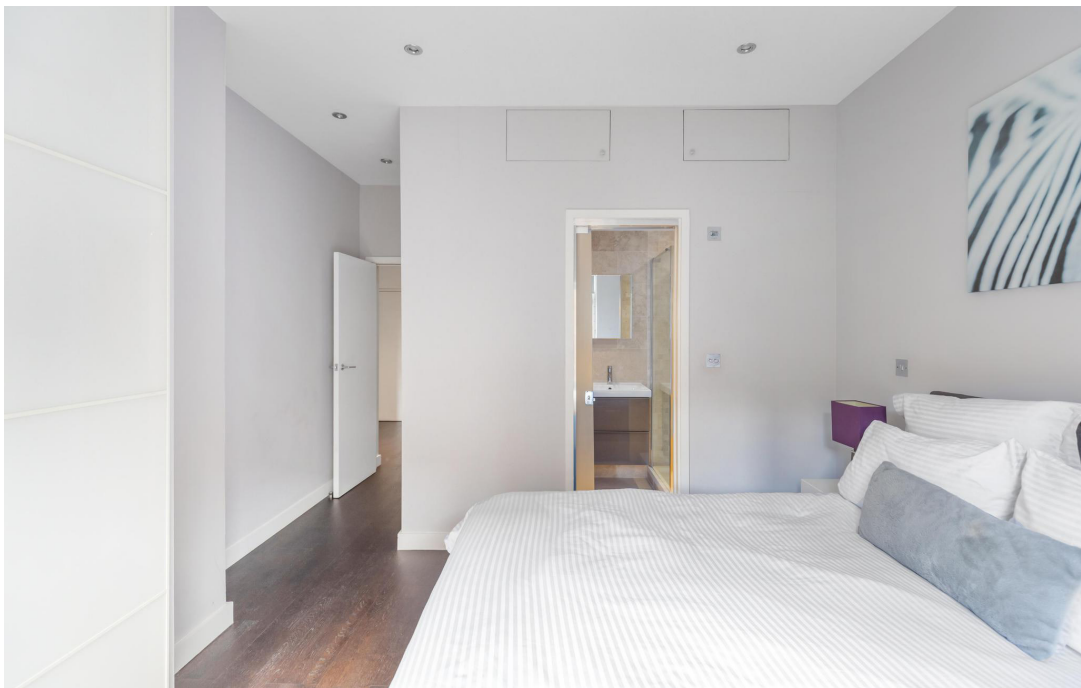
Guide Price: £1,250,000

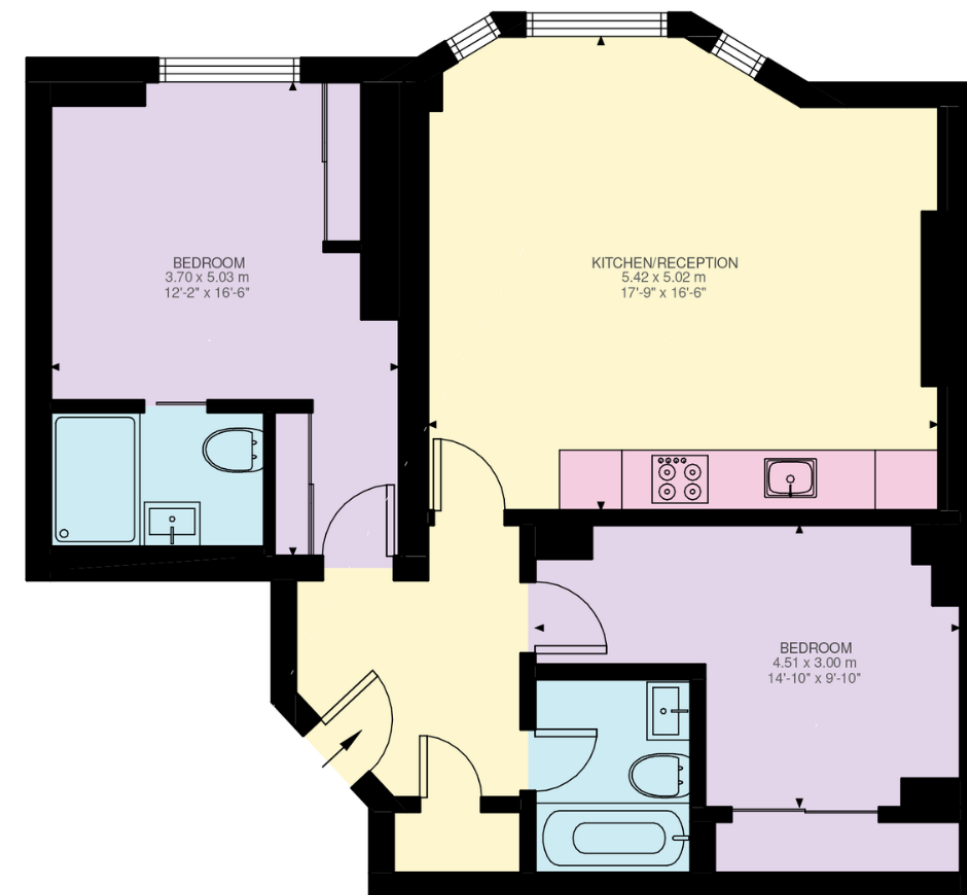


BRIGHT, MINIMALISTIC & MODERN INTERIORS

The property offers well-balanced accommodation with excellent ceiling heights and generous windows, creating a bright and elegant living environment throughout. The interior comprises a spacious open-plan reception room with a contemporary kitchen, ideally configured for modern living. The principal bedroom features a sleek en-suite shower room and bespoke fitted wardrobes, while the second double bedroom also provides extensive built-in storage. A well-appointed family bathroom and a separate cloak/storage cupboard off the entrance hall further enhance the space.

Residents benefit from a 24-hour porter service and lift access, all within a highly sought-after Marylebone address. The apartment is ideally located moments from an array of boutique shops, fine dining establishments, and cafés. Regent's Park is within walking distance, and Baker Street Underground Station offers excellent connectivity across London.





First Floor

Approximate Gross Internal Area = 72.09 sq m / 776 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)

We would be delighted
to tell you more.

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