



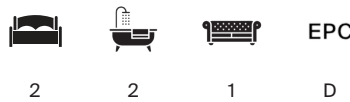
MONTAGU SQUARE

Marylebone, W1H



ELEGANT AND MODERN FLAT IN THE HEART OF MARYLEBONE

Elegant duplex apartment overlooking Montagu Square WHL.



Local Authority: City of Westminster
Council Tax band: G

Tenure: Leasehold, approximately 157 years remaining
Ground rent: Peppercorn

Service charge: £6000 per annum, reviewed every year, next review due 2026

Guide price: £3,350,000

An elegant two-bedroom duplex apartment on the first and second floors of a handsome period building overlooking Montagu Square,. Measuring approximately 1,349 sq ft, the property combines generous proportions, natural light, and one of Marylebone's most desirable addresses. The first floor features a striking reception room with tall sash windows opening onto an undemised balcony. A separate dining room and kitchen complete this level, providing versatile living and entertaining space. Upstairs, the principal bedroom offers excellent scale and light, complemented by a second double bedroom and a family bathroom.

Situated on Montagu Square, the apartment enjoys a prestigious Marylebone setting, moments from Hyde Park, Regent's Park, Marylebone High Street, and excellent transport connections.

Approximate Gross Internal Area = 125.4 sq m / 1,349 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.

Sam Thornton
+44 20 7751 2403
samuel.thornton@knightfrank.com

Knight Frank Marylebone
Unit 49, 55 Baker Street
London W1U 8EW

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs and videos dated September 2025. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP