



Montagu House W12



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2 DOUBLE BEDROOMS

**OPEN PLAN KITCHEN / RECEPTION /
BREAKFAST ROOM**

PRINCIPAL BEDROOM SUITE

2 BATHROOMS (1 EN SUITE)

BALCONY

OFF STREET PARKING

LEASE LENGTH: 241 yrs APX

EPC RATING C 78

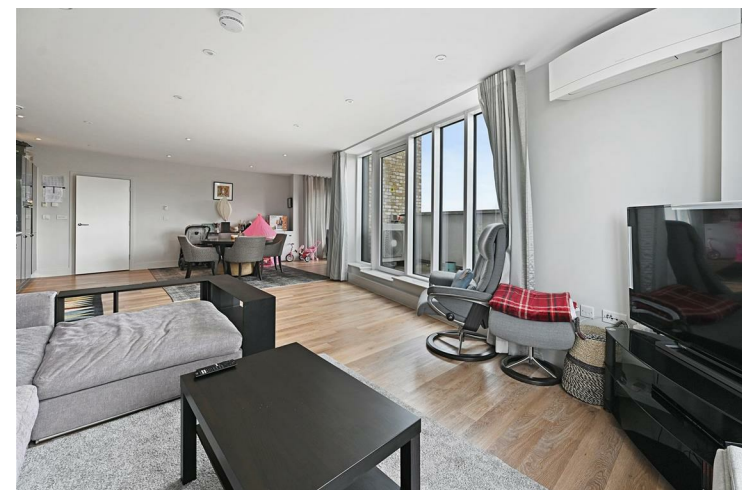
COUNCIL TAX BAND F

A very well presented 2 double bedroom 2 bathroom lateral apartment situated on the 4th floor of a purpose-built block. The impressive open plan kitchen / reception / breakfast room enjoys fabulous far-reaching views over Ravenscourt Park having dual aspect with floor to ceiling windows. There is also a generous wrap-around balcony. The principal bedroom has excellent built in wardrobes and an en suite bathroom. The 2nd double bedroom is very generous and also has built in wardrobes and access to a deep balcony. This wonderful and contemporary flat is in excellent order throughout and further benefits from private off street parking!

**ASKING PRICE £900,000
LEASEHOLD**

SUBJECT TO CONTRACT

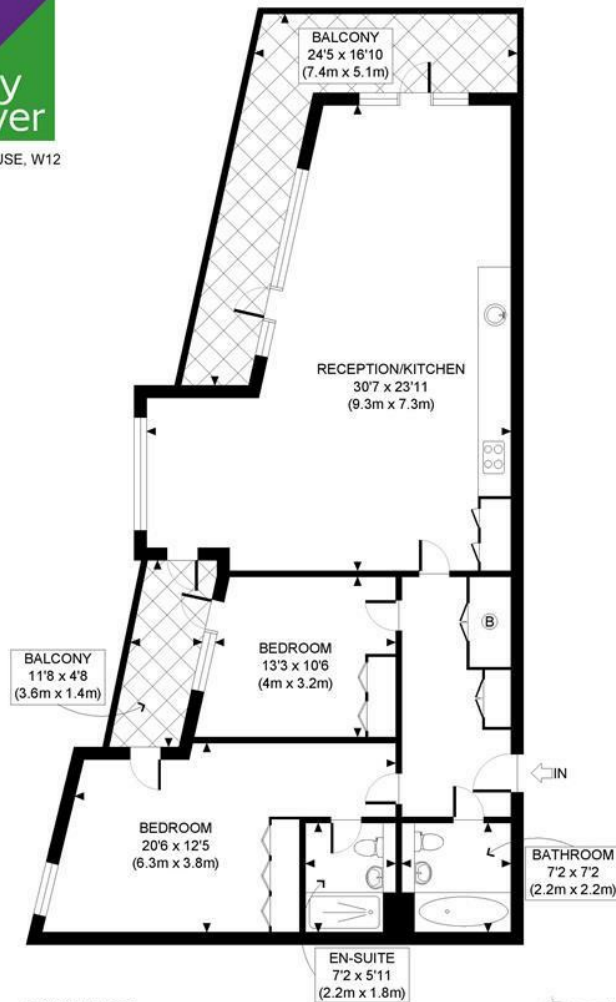
**SERVICE CHARGE: £2,500 pa
BUILDING INSURANCE: £1,200 pa
GROUND RENT: £600 pa**







MONTAGU HOUSE, W12



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 1121 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1121 SQ FT/ 104 SQM

PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.