



Montagu Mansions York Street,
Marylebone, W1U

Asking Price £3,795,000, Leasehold - Share of Freehold

NAPIER WATT

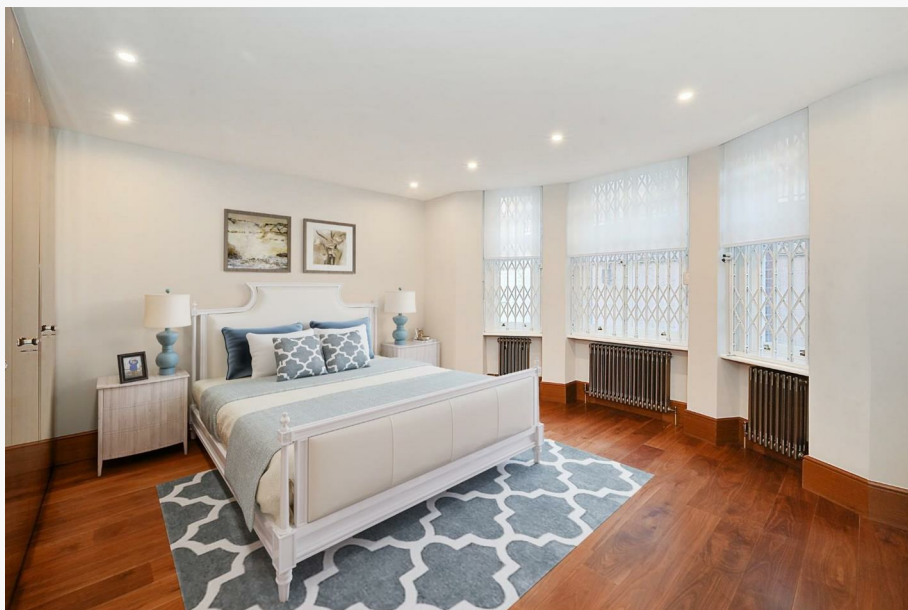
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35 Berkeley Square, Mayfair, London, W1J 5BF





Description

This exceptionally large, family style property combines the best features of living in a house, with the convenience and security of living in a portered apartment.

The spacious accommodation (2,940 sq ft/273 sq m) is spread over only two floors and is very flexible but is currently arranged with; a large entrance hall, two reception rooms, kitchen/breakfast room, four bedroom, two bathrooms (one ensuite), an additional kitchenette & guest wc. The property is offered in good decorative condition and features an elegant private entrance and is available immediately.

: Private Entrance : Reception Room : Dining Room : TV Room : Breakfast Room : Kitchen : Guest WC : Master Bedroom With Dressing Room And Ensuite Bathroom : 3 Further Bedrooms : Family Bathroom : Porter : Council Tax H : EPC TBA : Leasehold and Share of Freehold.

Key Features

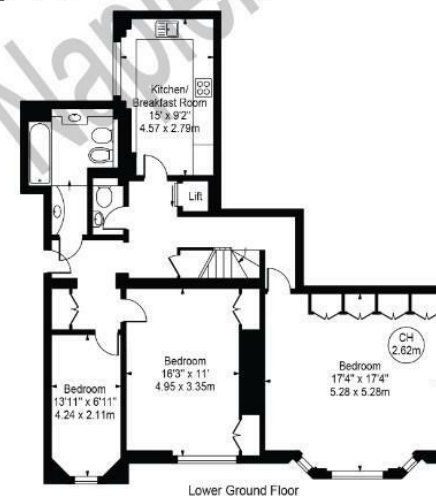
- PRIVATE ENTRANCE
- RECENTLY MODERNISED
- PORTER
- EXCELLENT CONDITION
- FEELS LIKE A HOUSE
- SHARE OF FREEHOLD
- SECURITY BY PORTER

Terms

Share Of Freehold Plus Leasehold : 999 years from 25 March 1988 : 964 years
 Ground Rent £1pa
 Service Charge : £10,386 per half year .
 Council Tax : Westminster Band H

Montagu Mansions

Approx. Gross Internal Area 2966 Sq Ft - 275.54 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.