



MONTAGU SQUARE

Marylebone W1H



TWO BEDROOM DUPLEX APARTMENT IN PRIME LOCATION

This unique duplex property is located in Montagu Square, offering approximately 2,083 sq ft of sophisticated living space.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold: Approximately 117 years remaining

Service charge: £2000 per annum, reviewed every year, next review due 2026

Guide Price: £2,900,000



BEAUTIFULLY DESIGNED

Positioned on the ground and lower ground floor, this elegant home features high ceilings and a refined architectural style that blends traditional charm with modern elegance. The property comprises two well-proportioned bedrooms and two stylish bathrooms, each designed with sleek modernity and luxurious fixtures. The reception rooms provide ample space for gatherings, complemented by a bright, state-of-the-art kitchen. The traditional library adds a touch of sophistication, suitable for intimate gatherings or personal reflection. Outside, a peaceful patio offers an ideal retreat.







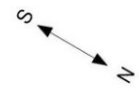
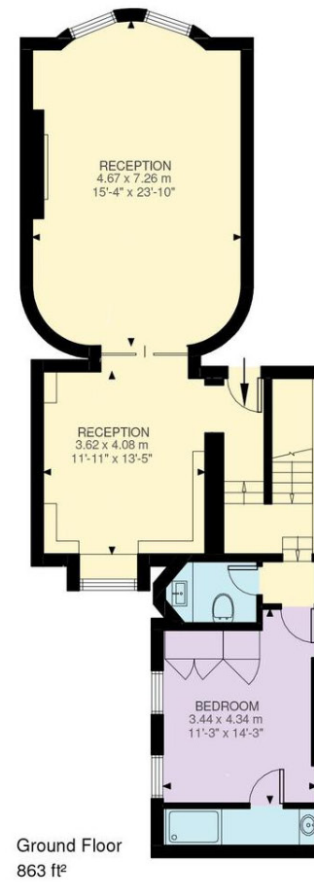
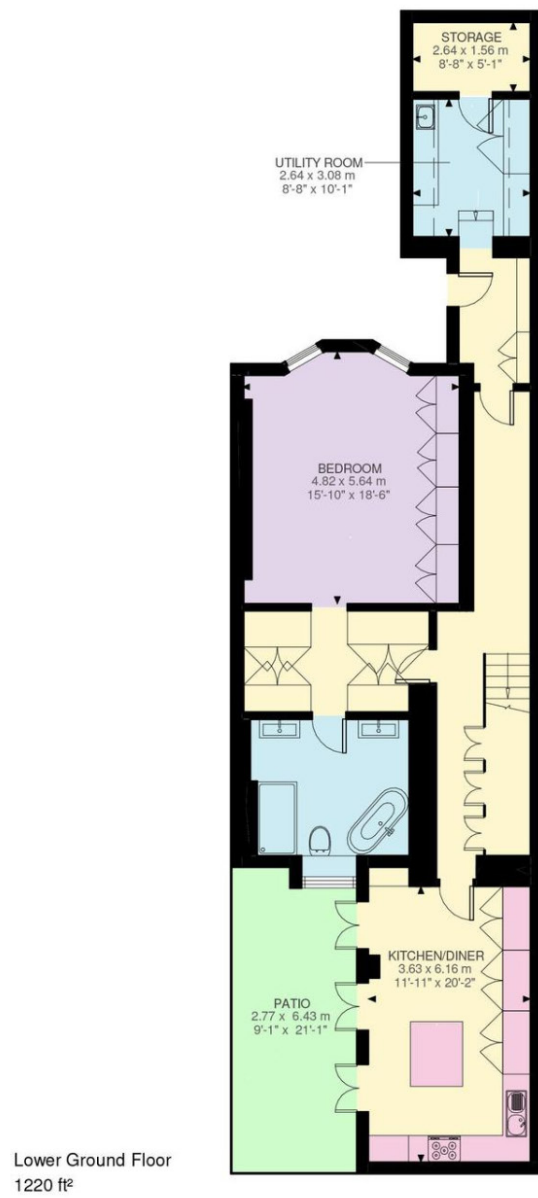


SOUGHT AFTER LOCATION

Ideally positioned in a prime Central London location, this property offers residents immediate access to the vibrant amenities of the West End and the cultural attractions of Marylebone, delivering the very best of city living. Transport connections are excellent, with several nearby Underground stations providing easy access across London. Marylebone itself is renowned for its chic boutiques, fine dining, and charming garden squares, making it a highly desirable location for urban living.







Approximate Gross Internal Area = 193.48 sq m / 2083 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)



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