



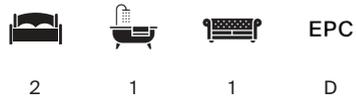
## MONTAGU MANSIONS

Marylebone, W1U



## BRIGHT AND ELEGANT DETAILS IN A PERIOD SETTING

Discover the appeal of Montagu Mansions with this third-floor flat, featuring lift access and porter services.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of freehold, plus leasehold, approximately 961 years remaining

Ground rent: Peppercorn

Service charge: £10,538.00 per annum, reviewed every year, next review due June 2026

**Guide price: £1,400,000**

Spanning 918 sq ft, this period residence comprises two bedrooms, one bathroom, and a reception room. Sunlit spaces highlight sophisticated details, creating a comfortable living area. The modern kitchen combines white cabinetry with high-end appliances, perfect for culinary enthusiasts. The principal bedroom offers expansive windows and built-in wardrobes. There is a second bedroom for added comfort. Montagu Mansions' popularity reflects its elegant architecture and convenient urban living, making this flat a sought-after choice in the heart of London.

Montagu Mansions is ideally located for the boutique shops and eateries of Marylebone High Street, the entertainment amenities of the West End and the green, open spaces of Regent's Park.



Approximate Gross Internal Area = 85.3 sq m / 918 sq ft  
 Including Limited Use Area = 0.8 sq m / 9 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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