



MONTAGU SQUARE

London W1H



ELEGANT HOME WITH VIEWS OVER MONTAGU SQUARE

A large triplex occupying the third and fourth floors of a restored Georgian building on Montagu Square.

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Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 117 years remaining.

Ground rent: peppercorn

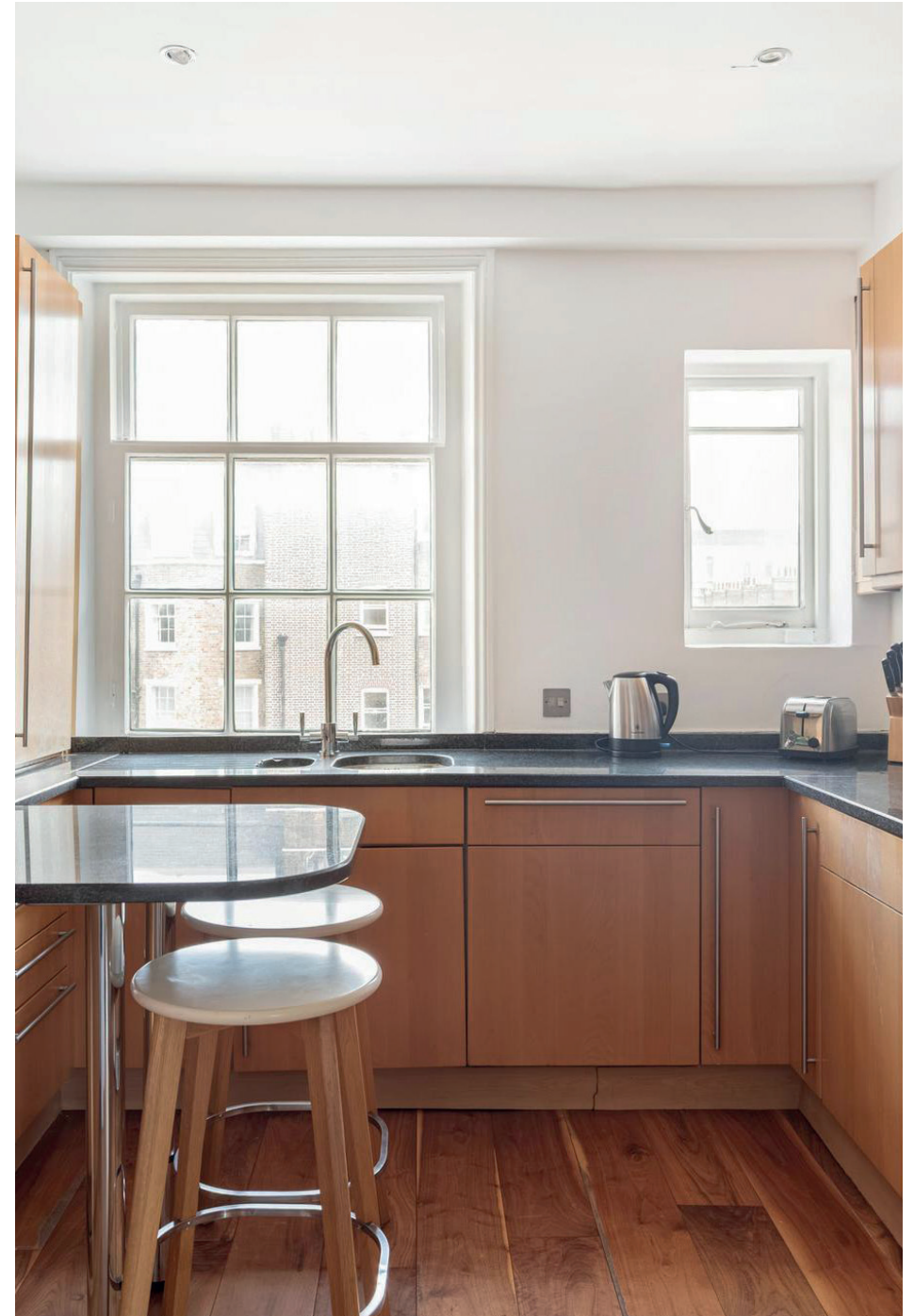
Service charge: £5,000.00 per annum, reviewed every year, next review due 2026

Guide price: £2,200,000



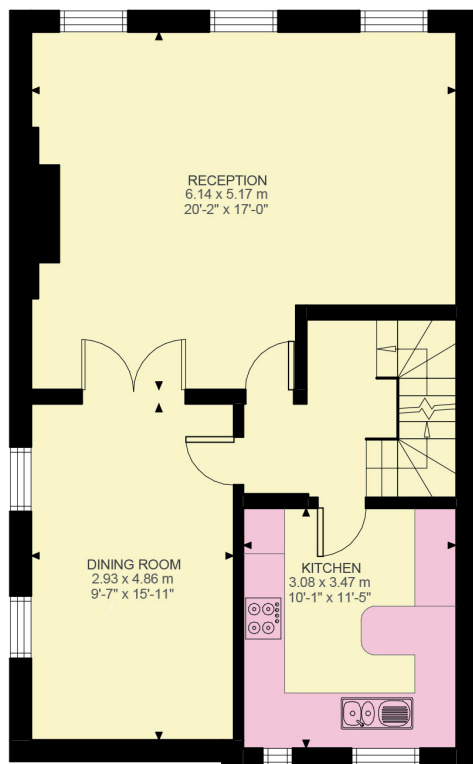
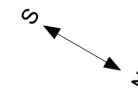
FANTASTIC LAYOUT OVER TWO FLOORS

This 1,565 sq ft end-of-terrace house offers bright accommodation across multiple floors, with a reception room, dining room and kitchen, plus a principal bedroom with en suite, two further bedrooms and a family bathroom. Windows on three sides provide excellent natural light throughout. A fifth-floor loft room offers additional storage (not demised on the lease plan), and residents have access to a private garden square for a small annual fee. Period features include high ceilings, sash windows and wood flooring. Located in a sought-after Marylebone garden square, the property is within easy reach of Marylebone High Street, Central London, excellent transport links and Regent's Park (approximately 0.8 miles away). All times and distances are approximate.

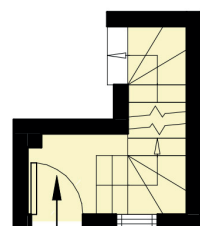




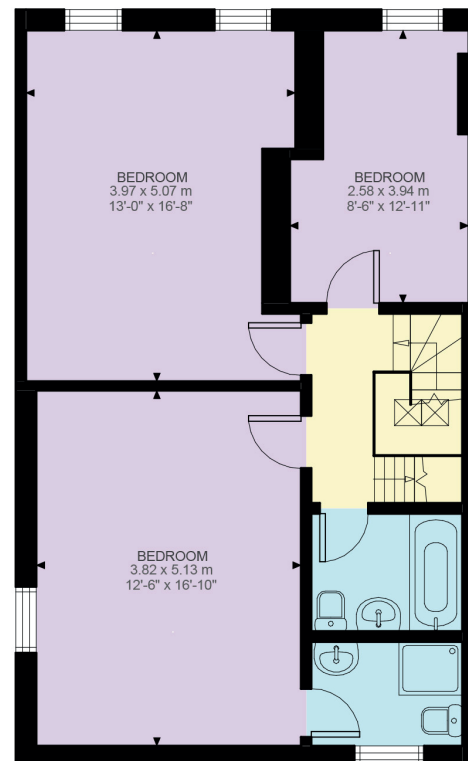




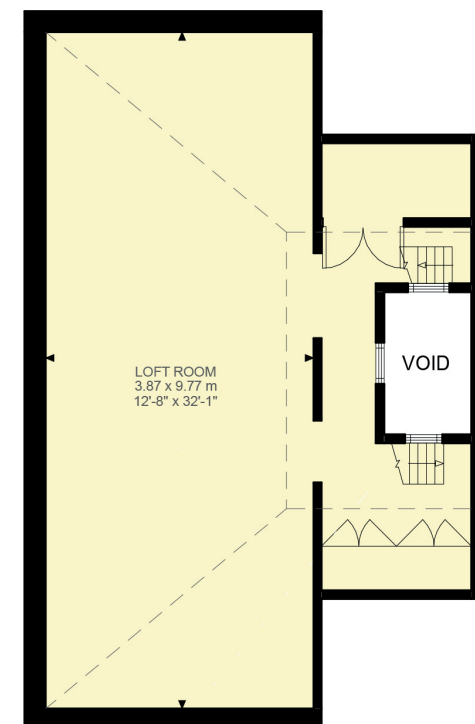
Third Floor
690 ft²



Entrance To Third Floor
44 ft²



Fourth Floor
703 ft²



Fifth Floor Inc. RHH
535 ft²
NON-DEMISED

Montagu Square, W1H

Approximate Gross Internal Area

145.38 SQ.M / 1565 SQ.FT

Loft Room Non-Demised & Excluded

Loft Room 128 SQ.FT Usable Space / Loft Room 407 SQ.FT RHH
(Total GIA Inc. LR 183.19 SQ. M / 1972 SQ.FT)

Approximate Gross Internal Area = 145.38 sq m / 1,565 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.

Carlton Ruth

+44 2034356456

carlton.ruth@knightfrank.com

Knight Frank Marylebone & Hyde Park

Unit 49, 55 Baker Street

London, W1U 8EW

knightfrank.co.uk

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