



## UPPER MONTAGU STREET

Marylebone W1H



# EXQUISITE APARTMENT IN SOUGHT AFTER LOCATION

A bright and spacious two bedroom apartment situated on the ground floor of an attractive Georgian building.

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Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of Freehold plus Leasehold: Approximately 951 years remaining

Ground rent: £1 per annum

Service charge: £3,330 per annum, reviewed every year, next review due 2026

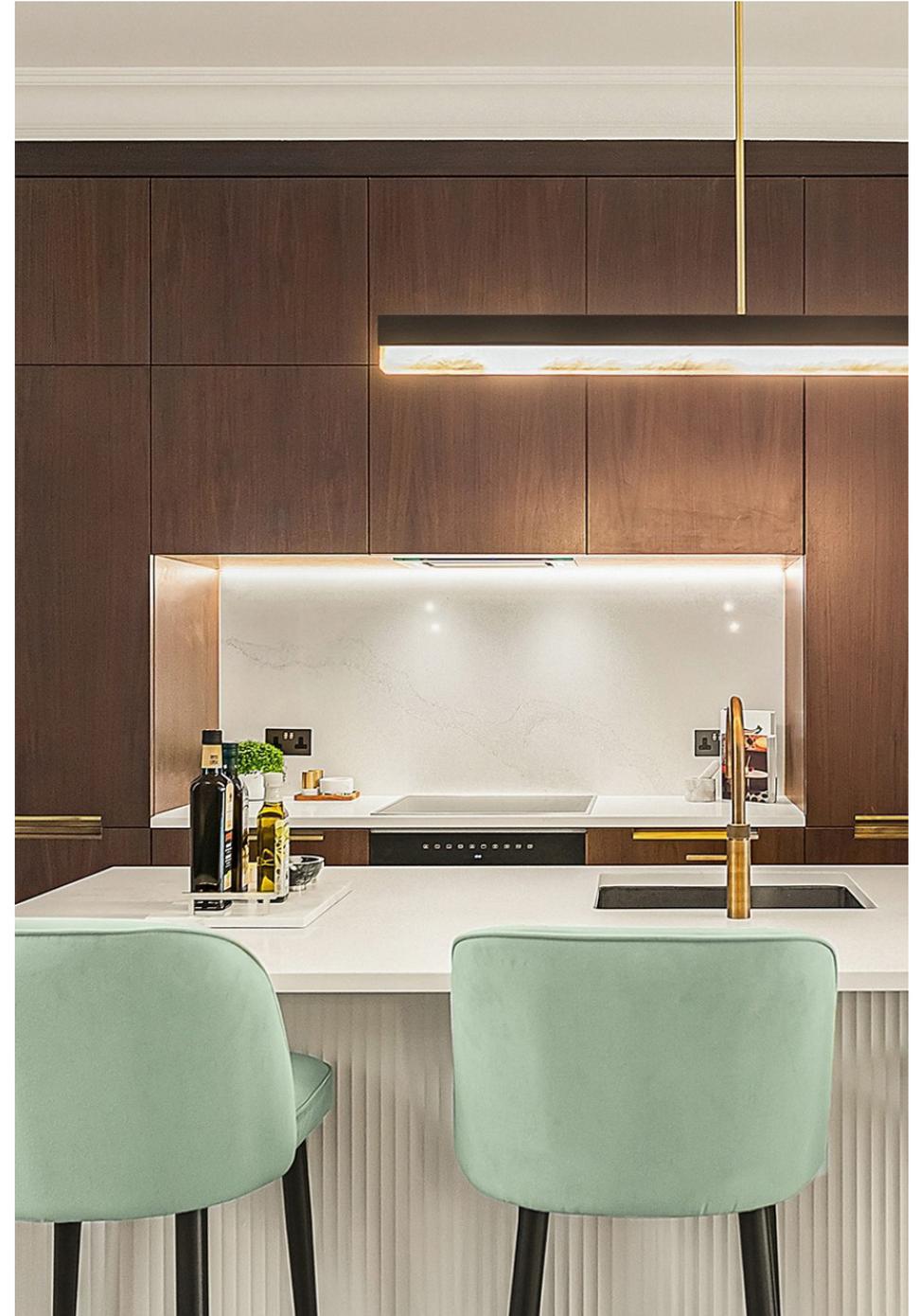
**Guide Price: £1,700,000**



## TASTFULLY DESIGNED

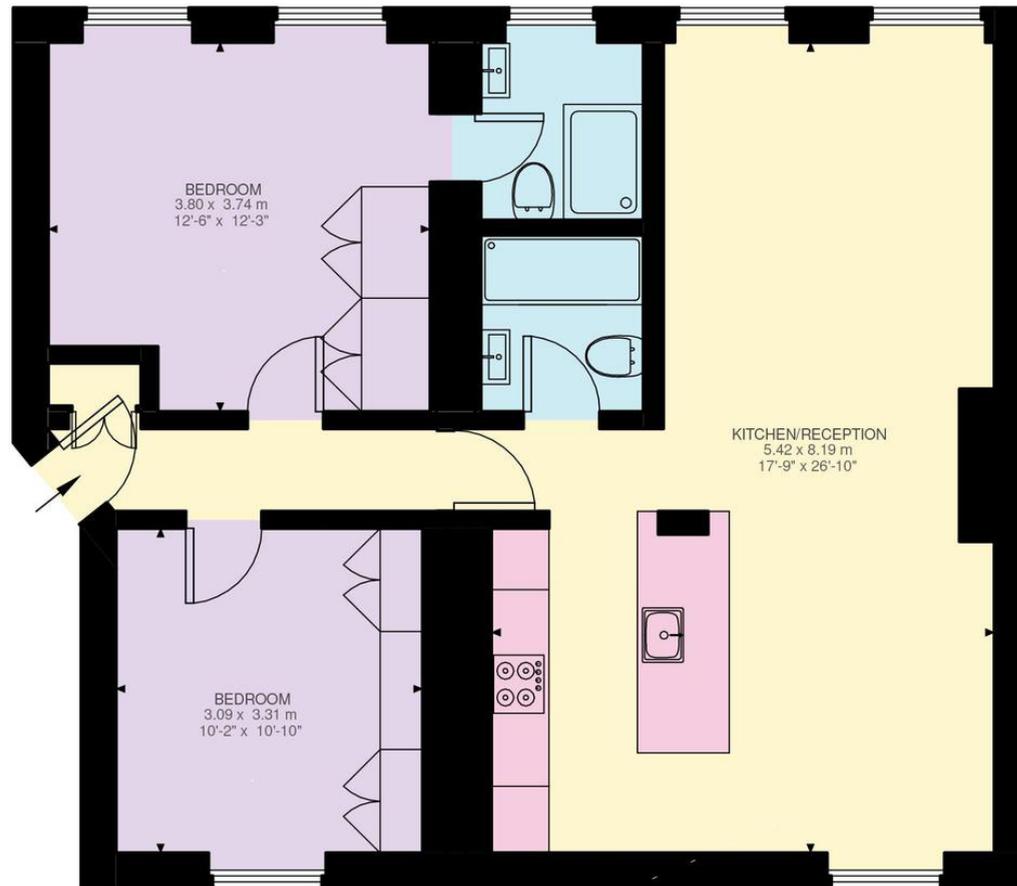
The apartment has been refurbished to excellent standards and comprises a large, open-plan reception with a fully fitted kitchen and a modern family bathroom. Both bedrooms have built-in wardrobes, while the principal bedroom also features an en-suite shower room. Further benefits include high ceilings and large windows, allowing for plenty of natural light.

Upper Montagu Street is located on the west side of Marylebone and runs north to south between Marylebone Road and Montagu Place. It is ideally located for the boutiques, shops and restaurants of both the Portman and Marylebone Village. The green, open spaces of nearby Regent's Park are also nearby.









Ground Floor  
840 ft<sup>2</sup>

Approximate Gross Internal Area = 78.04 sq m / 840 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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