



## MONTAGU MANSIONS

LONDON, W1U

£1,050,000  
LEASEHOLD

New to the market is this spectacular two bedroom apartment, located within in Montagu Mansions which is a beautiful portered red brick mansion block located immediately behind Baker Street. The flat comprises a spacious reception room/dining room, separate fully fitted kitchen, 2 double bedrooms and 2 bathrooms (one en-suite). The property is offered in good decoration throughout with period features.

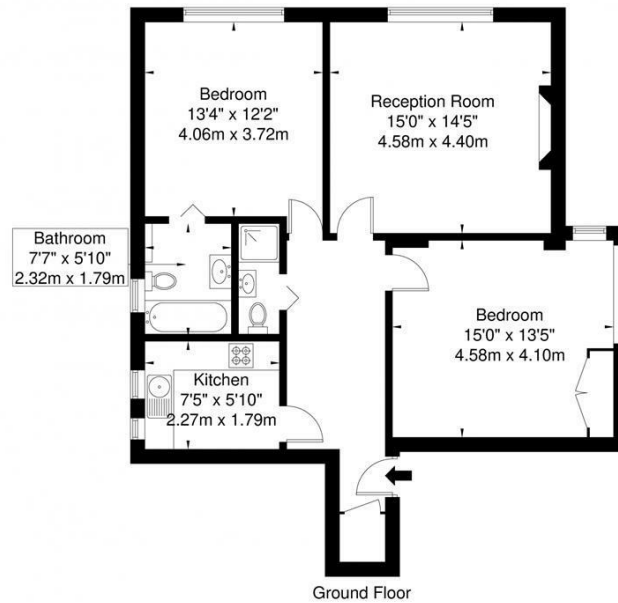
Moments from Baker Street and the very charming Marylebone High Street, the apartment benefits from incredible amenities nearby and numerous transport links (Marylebone Station, Baker St Station, several bus links). Several high end restaurants and retailers nearby. Moments from the hot spots of Central London.

Viewings are highly recommended.

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## Montagu Mansions, W1U 6LG

Approx. Gross Internal Area = 81.9 sq m / 881 sq ft



Ref

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**B L E U**  
**P L A N**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>58</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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