



Greenhaven Court, 1a Montagu Place,
Marylebone, W1H

Asking Price £1,290,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

A light and airy two double bedroom, two bathroom, fourth floor apartment set within this sought after portered building with a lift. The building was redecorated to the exterior recently with the communal areas also repainted in 2025.

Greenhaven Court is located on the corner of Gloucester and Montagu Place, and benefits from a day porter, lift and excellent location offering easy access to Baker Street, Marylebone and Bond Street underground stations, with Marylebone Village being only a short walk away.

Entrance Hall : Reception Room : Good Sized Kitchen Breakfast Room : 2 Double Bedrooms : 2 Bathrooms ;
EPC B : Lift : Day Porter

Key Features

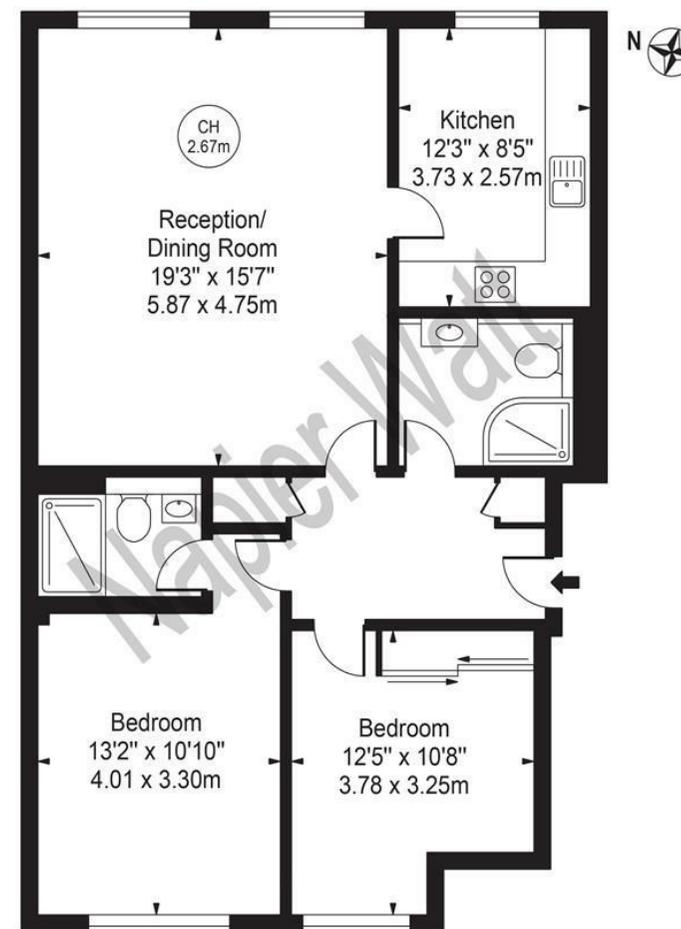
- DAY PORTER
- THIRD FLOOR
- WHITE STUCCO FRONTED VILLA
- PASSENGER LIFT
- SOME WOOD FLOORS

Terms

Term : from and including 9 August 2019 to and including 15 March 2151 ie 126 years
Service Charge: £1,778 per quarter INC reserve fund= Approx. £7,112 pa
Ground Rent £55 oer quarter is £210 per annum
EPC B
Council Tax ; Westminster G

Greenhaven Court

Approx. Gross Internal Area 891 Sq Ft - 82.78 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.