



MONTAGU MANSIONS

London, W1U



SPACE, SECURITY AND A SHARE OF THE FREEHOLD

A 1,478 sq ft second-floor, split level apartment in one of the few Marylebone mansion blocks with a 24-hour porter.



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Local Authority: City of Westminster

Council Tax band: G

Tenure: Long leasehold with approximately 960 years remaining, together with 715 shares in the freehold company.

Service charge: £15,730 per annum and it covers 24 hour portage, building insurance and reserve fund contribution of £7,865. Next review is due in 2027.

Guide Price: £1,950,000



TWENTY-EIGHT FEET OF RECEPTION

The reception and dining room extends to 28 ft and overlooks Montagu Mews, arched between the two halves and lit from tall sash windows on both sides - a genuine entertaining room.

Both bedrooms are true doubles, each over 14 ft wide. The principal measures 19 ft and has its own bathroom; the second is served by a family bathroom across the hall. The kitchen is separate, and the layout could permit a third bedroom without much structural modification.







LOCATED IN THE HEART OF MARYLEBONE

Marylebone High Street, Daunt Books, Chiltern Street and the village's restaurants are all within a short walk, with Regent's Park and Hyde Park each inside a mile. Baker Street Underground is 0.2 mile (Jubilee, Bakerloo, Circle, Metropolitan and Hammersmith & City), Marylebone Station 0.3 mile for Chiltern services, and Bond Street 0.5 mile for the Elizabeth line - Canary Wharf in around 20 minutes, Heathrow in under 35.



Montagu Mansions sits on a quiet residential street a block back from Baker Street , with a 24-hour porter - increasingly rare in the area.

All times and distances are approximate.





Split level

Approximate Gross Internal Area = 137.32 sq m / 1,478 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)

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