

# Montagu Place, W1





WELCOME TO OUR  
NEIGHBOURHOOD

020 7724 0335  
enquiries@yorkstates.co.uk  
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# Montagu Place, W1



## ACCOMMODATION & AMENITIES:

Two Double Bedrooms  
Two Bathrooms  
Entryphone

Double Reception Room  
Kitchen  
Gas Central Heating

This beautifully presented apartment exudes period charm, featuring classic architectural details such as high ceilings that enhance the sense of light and space. Ideally located within an immaculate Georgian period building, the property is just a short walk from Marylebone High Street and the area's most desirable garden squares.

**Early viewing is strongly recommended.**

## LEASEHOLD

*Approx 145 years remaining (2025)*  
Service Charge approx. £3,500pa  
(2025)

Council Tax F  
EPC Rating C

# £1,795,000

*Subject to contract*





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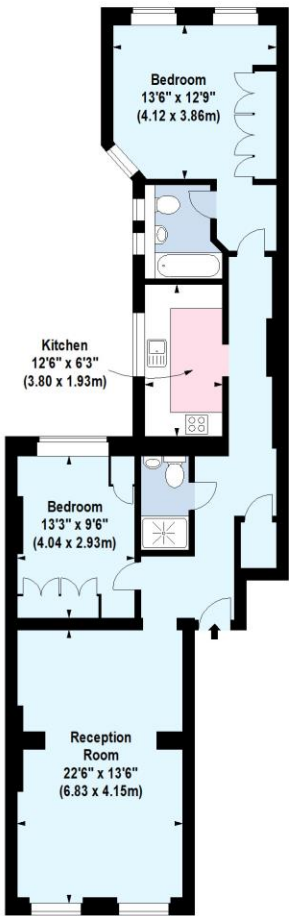
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Approx. Gross Internal Area  
92.99 Sq M - 1001 Sq Ft



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Raised Ground Floor



| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>82 B</b> |
| 69-80 | <b>C</b>      | <b>75 C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

