



**BEAUCHAMP
ESTATES**

UPPER MONTAGU STREET
MARYLEBONE





Ground floor apartment with private patio on Upper Montagu Street.



Exterior

A well-proportioned two-bedroom apartment extending to approximately 1,384 sq ft, set within a red brick mansion block on Upper Montagu Street in Marylebone. The building benefits from portage and lift access and is positioned close to Regent's Park, Baker Street and Marylebone stations.

Highlights

- Porter
- Private rear patio
- Herringbone wood flooring
- Built-in surround sound system
- Smallbone kitchen





Interior

The apartment has been fully renovated with a focus on functionality and long-term comfort. The open plan reception and kitchen provides a clear entertaining space with direct access to the private patio. The kitchen is fitted with bespoke Smallbone cabinetry and integrated Miele appliances. Both bedrooms are arranged as suites, one incorporating a walk-in wardrobe and the other built-in storage. Finishes include underfloor heating, triple glazed windows and integrated surround sound throughout. A guest

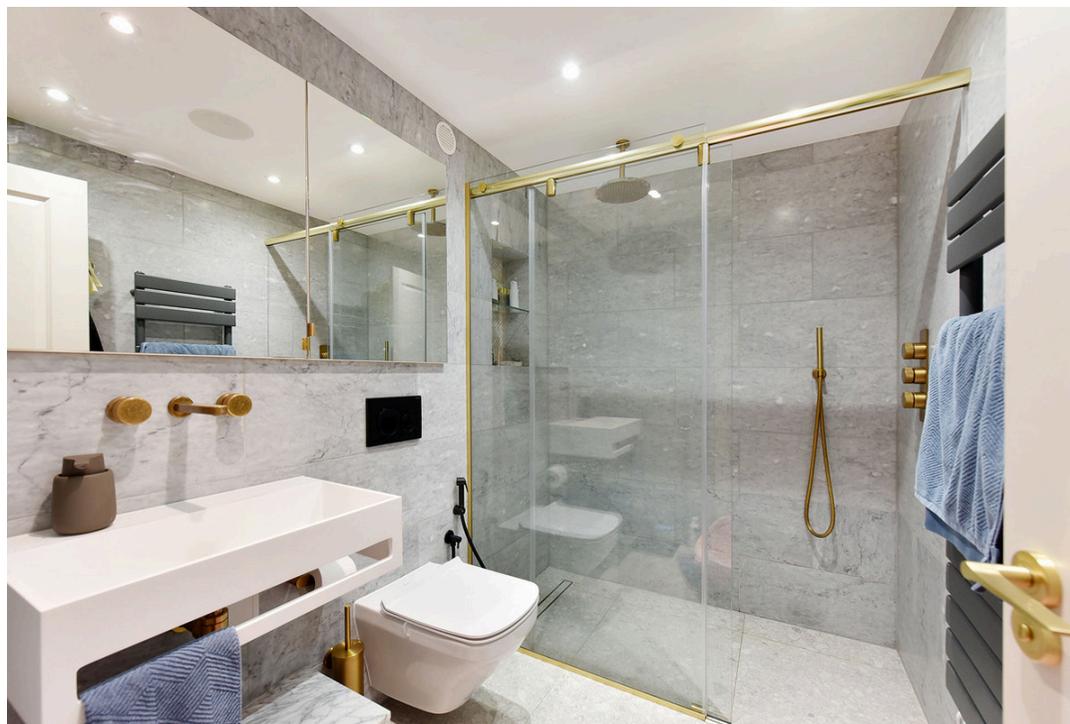
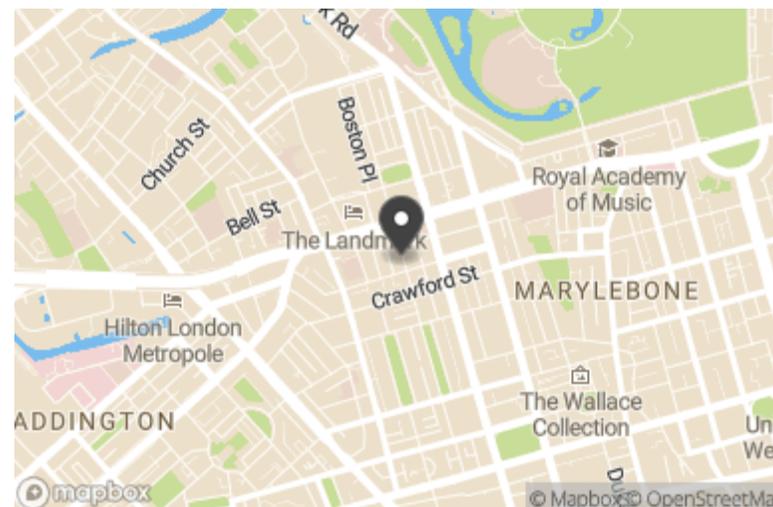


Features

- Lift
- Miele Appliances
- Porter
- Underfloor Heating

Location

Upper Montagu Street is located between Baker Street and Montagu Square, close to Regent's Park and the amenities of Marylebone High Street. Transport links include Baker Street Underground Station serving the Bakerloo, Jubilee, Metropolitan, Hammersmith & City and Circle lines, as well as Marylebone station with Chiltern Railways services. Both are within a short walk, providing direct access across central London.



Terms

Price: £1,495,000

Tenure: Share of Freehold, 964 years remaining

Ground Rent:

Service Charge: £13,600.00

Local Authority: Westminster

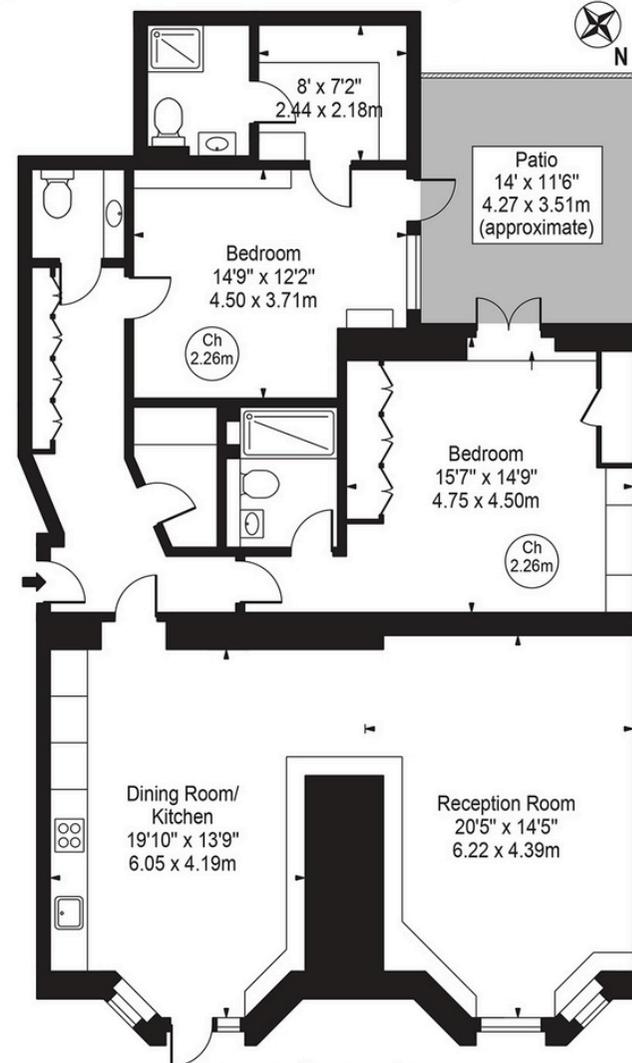
Council Tax Band: G



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York House

Approx. Gross Internal Area 1398 Sq Ft - 129.88 Sq M



Lower Ground 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.



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