

MONTAGU SQUARE

Marylebone W1H



BEAUTIFUL THREE BEDROOM APARTMENT IN MARYLEBONE

This three-bedroom flat on Montagu Square offers an ideal location and a comfortable, stylish city home.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold : Approximately 140 years remaining

Ground rent: Peppercorn

Service charge: Approximately £3,600 per annum, reviewed every year, next review due 2026

Guide Price: £2,950,000





TASTEFULLY DECORTED

Perched atop a classic brick Georgian townhouse, this top-floor apartment is bathed in natural light throughout the day. A rare and exceptional example of a property that spans two buildings, it offers an expansive lateral space that is both unique and inviting. Recently refurbished to an impeccable standard, the interior artfully combines timeless traditional elements with contemporary design.

The kitchen is bright and modern, featuring sleek, clean lines and rich dark wood cabinetry. The bedrooms are generously proportioned, with the principal bedroom boasting a luxurious en-suite bathroom. Every room in the apartment offers stunning views, over picturesque square gardens or sweeping city vistas to the west.

A striking spiral staircase adds a distinctive architectural touch, leading to versatile loft spaces that can be adapted to suit your lifestyle. This exceptional property seamlessly blends space, style, and natural light, creating a truly exceptional living environment. The building further benefits from a lift.









SOUGHT AFTER LOCATION

Montagu Square is one of Marylebone's premium garden squares. Offering a sense of nature inside one of London most central locations. The square is known as the last remaining garden square which is completely residential. Just a short walk to the Marylebone High Street, the peace and tranquility offered from the square is irreplaceable in other locations.

The location is further enhanced by excellent transport links, with Baker Street, Marble Arch and Bond Street stations all within easy reach, providing seamless connectivity across London.



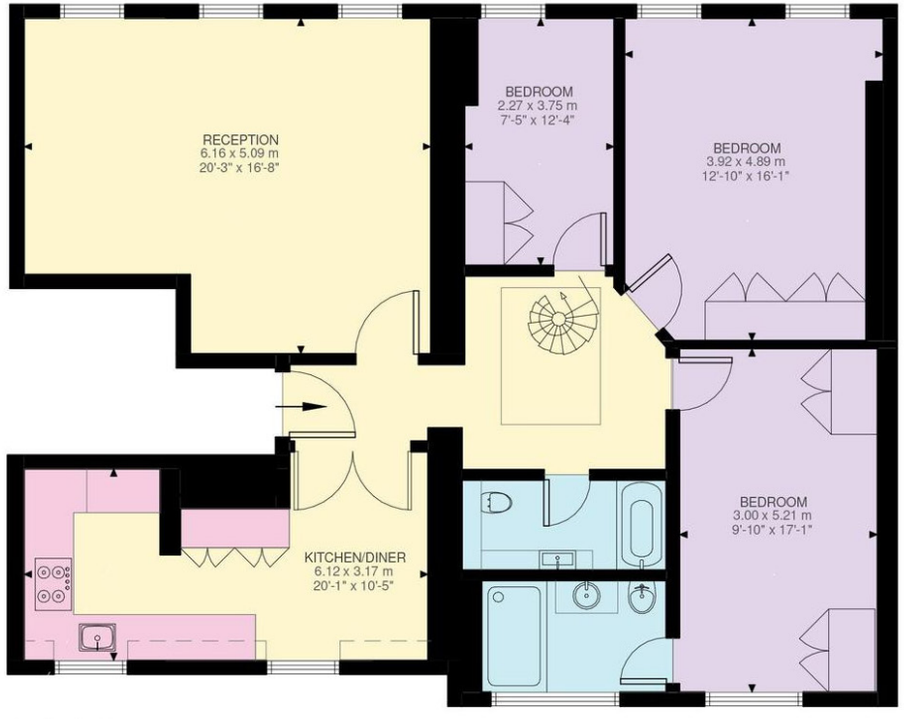




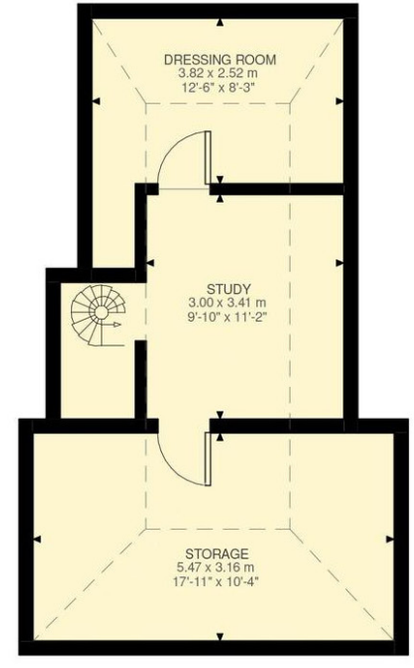
Beautifully designed contemporary bathrooms featuring elegant neutral stone finishes and sleek black fittings. Frameless glass shower enclosures and clean-lined basins create a refined, spa-like feel, enhanced by soft natural light and carefully considered detailing. The overall effect is both modern and serene, offering a sophisticated and calming space.







Fourth Floor
1295 ft²



Fifth Floor
151 ft²

Montagu Square, W1H

Approximate Gross Internal Area

134.33 SQ.M / 1446 SQ.FT

(EXCLUDING RESTRICTED HEAD HEIGHT AREA)
RESTRICTED HEAD HEIGHT AREA 28.33 SQ.M / 305 SQ.FT
INCLUSIVE TOTAL AREA 162.66 SQ.M / 1751 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Approximate Gross Internal Area = 134.33 sq m / 1446 sq ft
(Excluding Restricted Head Height Area)
Restricted Head Height Area 28.33 sq m / 305 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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