

MONTAGU SQUARE

Marylebone W1H



MONTAGU SQUARE

An elegant three bedroom duplex apartment in Marylebone, combining an exceptionally generous reception room with three bathrooms and well-proportioned bedroom accommodation.

			EPC
3	3	1	C

Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold with approximately 67 years remaining

Ground rent: Peppercorn

Service charge: £4,153 per annum, reviewed every year, next review date 2027

Guide Price: £1,450,000





SOPHISTICATED LATERAL LONDON LIVING

An elegant three bedroom duplex apartment arranged across the upper and lower ground floors of a handsome period building on Montagu Square. The accommodation is distinguished by an impressive reception room, high ceilings to the principal upper-ground-floor rooms and three bathrooms, alongside a separate contemporary kitchen and excellent built-in storage.

The entrance opens on to the upper ground floor, where the principal reception room provides an expansive setting for both sitting and dining areas. With ceiling heights of 3.10 metres, this is a notably generous entertaining space, with a dual aspect, decorative wall panelling, cornicing and a period fireplace surround providing architectural character.









Adjoining the reception room is a separate kitchen, fitted with extensive cabinetry and integrated appliances. Also on this level is a bedroom with built-in storage, together with the principal bedroom, which benefits from fitted wardrobes and an en suite bathroom. An additional shower room serves this floor.

Stairs descend to the lower ground floor, which is dedicated to a further substantial bedroom. This room incorporates extensive fitted wardrobes and dressing/storage space and is complemented by its own en suite bathroom.

The result is a thoughtfully arranged Marylebone home in which the scale of the principal reception room is balanced by three distinct bedrooms and three bathrooms across two levels.

Important Notice – Administrator Sale - This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties, representations or guarantees are given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information is provided without liability or reliance placed on it, the Administrators are acting as agents for the Company without personal liability.

Material Information Disclaimer - Please note, we have not yet received confirmation from the client regarding certain information for this property, including any applicable review periods for service charge and ground rent. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.



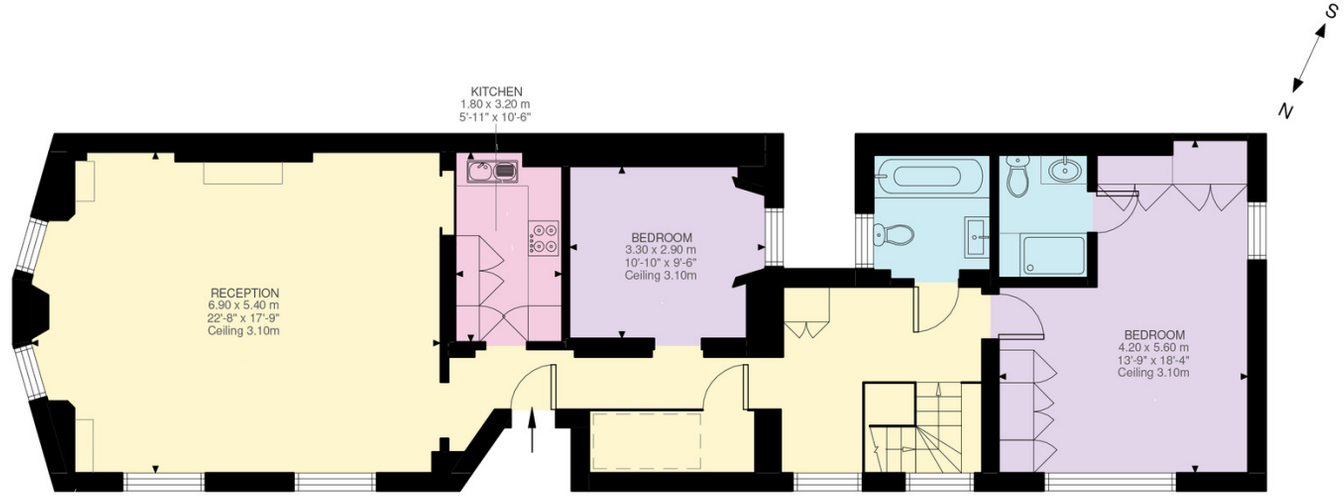


LOCATION

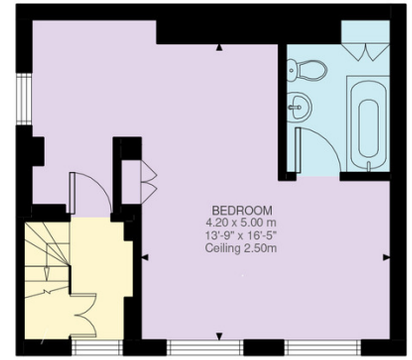
Montagu Square occupies a central Marylebone position, within an area known for its Georgian architecture and its mix of independent shops, restaurants, cafés and cultural destinations. The surrounding Portman Marylebone neighbourhood encompasses New Quebec Street, Seymour Place, Dorset Street and Chiltern Street, offering a varied collection of independent retailers and places to eat and drink. The Wallace Collection at Manchester Square provides a notable nearby cultural destination, while both Hyde Park and Regent's Park add significant green space to the wider neighbourhood. Oxford Street and the amenities around Marble Arch are also accessible from the area. Transport for London identifies Marble Arch Underground station, on the Central line, among the stations serving the locality, while the wider Marylebone area also benefits from Baker Street, Edgware Road and Marylebone stations, providing connections across central London and beyond.







Upper Ground Floor
1110 ft²



Lower Ground Floor
354 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Montagu Square, W1H

Approximate Gross Internal Area
136.00 SQ.M / 1464 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Approximate Gross Internal Area = 136 sq m / 1,464 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)



Carlton Ruth

+44 2034356456

Carlton.Ruth@knightframk.com

Knight Frank Marylebone

55 Baker Street

W1U 8AN

knightframk.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.


Knight
Frank