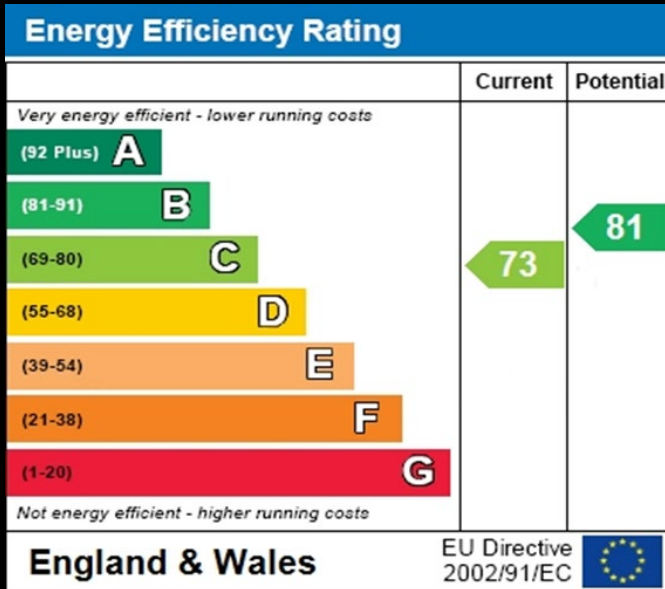


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MONTAGU SQUARE, MARYLEBONE

WIH



# Montagu Square, Marylebone, W1H

£2,480,000.00

Situated on one of the finest garden squares in Marylebone, this charming three-bedroom apartment is in walking distance from Marble arch, Baker street as well as Marylebone station and would make for a perfect pied-a-terre.

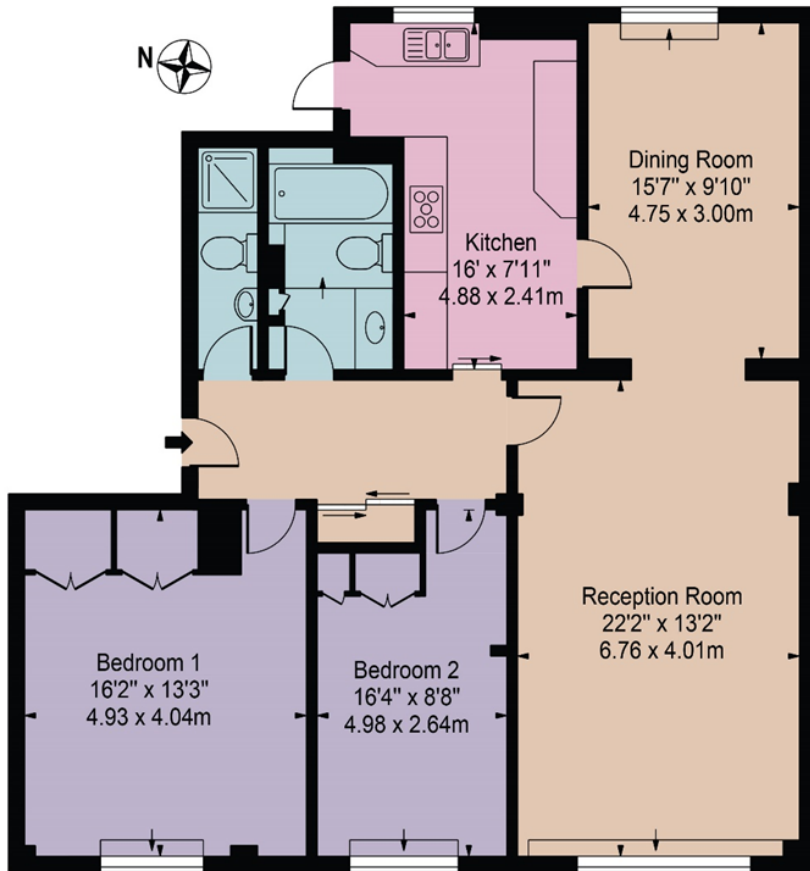
Located on the third floor of a portered building, with lift access, this apartment contains two bright and spacious bedrooms both boasting views over the garden square, two bathrooms (one with a stand up shower and one with a bath). The property also benefits from a kitchen, a large separate dining room as well as a spacious reception room which is flooded by natural light from a window spanning the whole length of the wall with views over the garden square. Residents of the building also benefit from access to the private garden square.

Closest transportation links are Marylebone station (12 min walk) and Baker Street station (11 min walk). (All distances and times are approximate)

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## Montagu Court

Approx. Gross Internal Area 1154 Sq Ft - 107.21 Sq M



### Third 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.

**Tenure:** Share of Freehold **Service Charge:** £7,000.00 PA **Lease:** 994 Years