



A Garden Square Two Bedroom Duplex  
Apartment Located on Montagu Square in the  
Heart of Marylebone

# MONTAGU SQUARE

MARYLEBONE, W1H

Asking Price  
£1,650,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON



# PROPERTY DETAILS

<b>Guide Price</b> £1,650,000	<b>Square Footage</b> 1,020
<b>Council Tax Band</b> F	<b>EPC</b> D
<b>Tenure</b> Leasehold 118 Years	<b>Service Charge</b> £3500

This wonderful duplex apartment occupies the ground and lower ground floor of this well-maintained managed building. Measuring 1,020 square feet, the property offers plenty of light and space and is in immaculate condition with wooden floors throughout. On the ground floor, there is an entrance hall leading through to the spacious reception room. There is a door leading out to a flat roof space, that could be made into a roof terrace, subject to gaining appropriate permission.

Stairs lead down to the lower ground floor. On this level you will find a modern and beautifully presented kitchen, with space for a dining table. There is a separate WC, a utility area and an outside storage cupboard, two spacious double bedrooms each with in-built wardrobes and en-suite shower room. There is a door out to a small, quiet and secluded courtyard.

Located on the sought-after Montagu Square, residents also enjoy exclusive access to the beautifully maintained private garden square. Excellent transport links are available nearby, with Baker Street providing access to multiple tube lines connecting to the City and the West End, and the District Line accessible at Edgware Road.

The property is also perfectly positioned to take advantage of the array of great eateries, coffee shops, and bars in Marylebone Village and Marylebone High Street.

# FEATURES

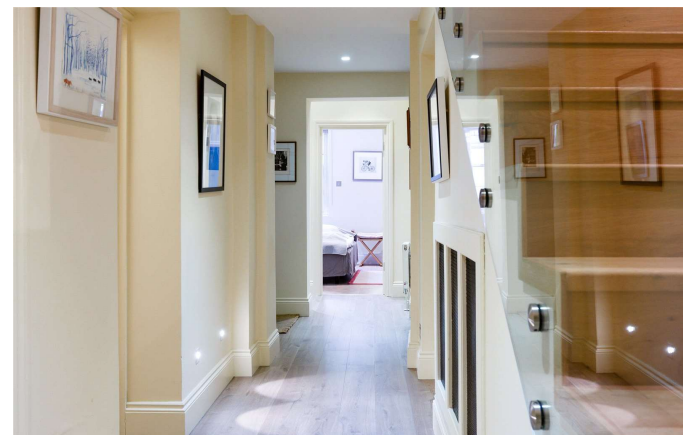
Two Bedrooms
One Reception Room
Two Bathrooms
Ground Floor
Patio
Period

# LOCATION



**MARYLEBONE SALES**  
20A Paddington Street, W1U 5QP

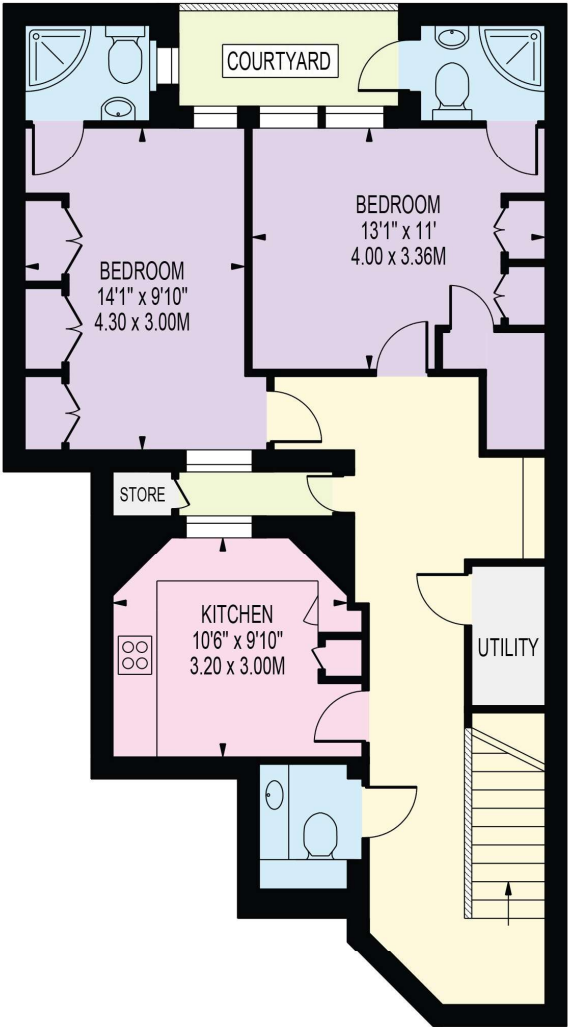
020 7486 6338  
sales.marylebone@bhhs-london.com



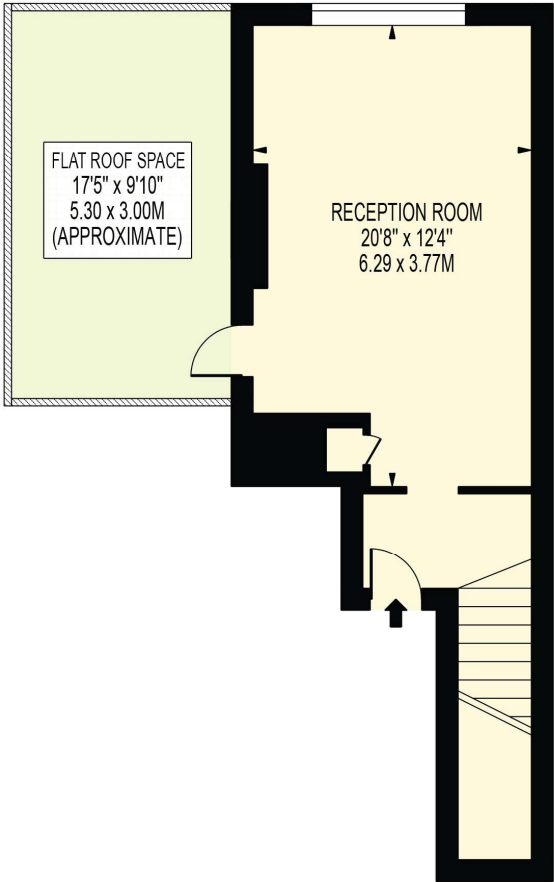
# FLOORPLAN

## MONTAGU SQUARE, MARYLEBONE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1020 SQ FT - 94.72 SQ M  
(EXCLUDING STORE)



LOWER GROUND FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.  
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