



A Spacious Two Bedroom Apartment with
Private Patio

UPPER MONTAGU STREET

MARYLEBONE, W1H

Asking Price
£1,750,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £1,750,000	Square Footage 1393
Council Tax Band G	EPC C
Ground Rent £50 pa	Service Charge £10284.87 pa
Tenure Share of Freehold	

A spacious interior designed two double bedroom apartment set within a handsome red brick mansion block on Upper Montagu Street.

The beautifully renovated property benefits from a private patio area, two double bedrooms, three bathrooms, a utility room and a large open plan reception perfect for entertaining. Further benefits include; a bespoke kitchen from Smallbone, top of the range appliances (Miele), under floor heating, triple glazed windows, herringbone wooden floors, a share of freehold, lift and porter service.

Local amenities including boutique shops, restaurants and cafes can be found within walking distance, as can Regents Park. Local transport links such as Baker Street Underground Station (Bakerloo, Hammersmith & City, Jubilee and Metropolitan Lines) and Marylebone Station provide direct access to the city centre and are located a short walk away.

FEATURES

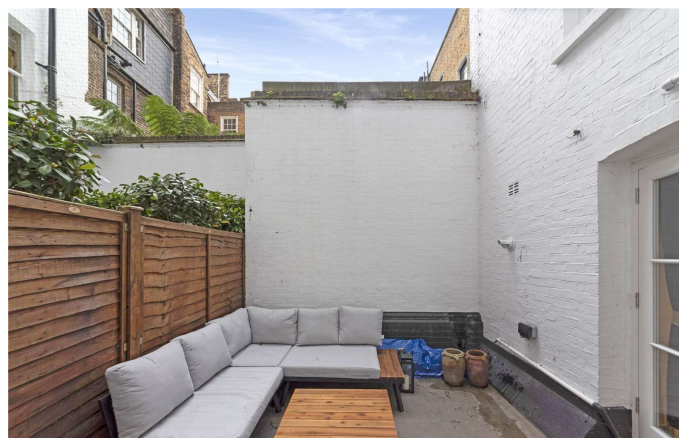
Two Bedrooms
One Reception Room
Three Bathrooms
Residents Parking
Concierge/Porter
Lift
Patio
Period

LOCATION



MARYLEBONE SALES
20A Paddington Street, W1U 5QP

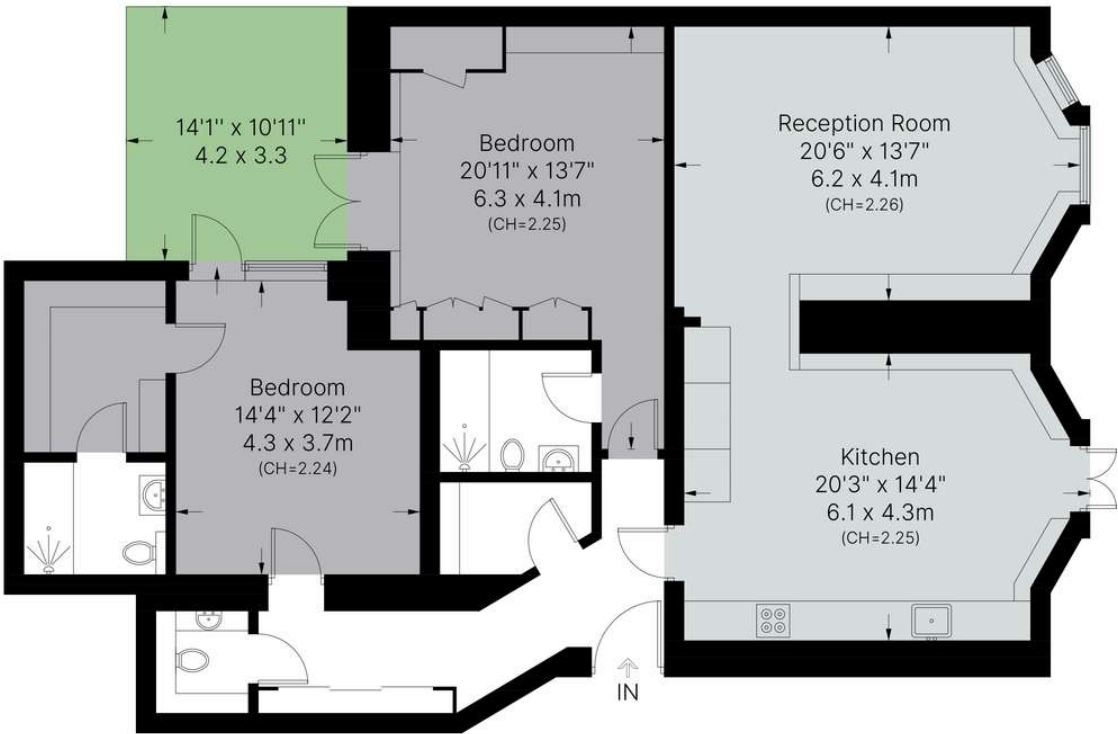
020 7486 6338
sales.marylebone@bhhs-london.com



FLOORPLAN

UPPER MONTAGU STREET, W1H

Approximate Area = 128.6 sq m / 1384 sq ft



Lower Ground Floor

Measurements are approximate, not to scale