

FOR  
SALE



14 Montagu Mews North, Marylebone, London W1H 2JR

£2,400,000 - Leasehold

107, Crawford Street, London, W1H 2JA 0207 4866711 [dee@mcglashans.co.uk](mailto:dee@mcglashans.co.uk)







**14 Montagu Mews North, Marylebone, London, W1H 2JR**  
**£2,400,000 - Leasehold**





## PROPERTY DESCRIPTION

An exceptional, visually stunning refurbished 2 bedroom contemporary mews situated in a quiet cobbled mews. The property provides ample living space with excellent finishes to the highest of standards throughout. With the additional benefit of a lovely private patio and access to a communal courtyard providing rare and valuable outdoor space in this prime central London location.

Perfectly positioned between Montagu and Bryanston Squares, Montagu Mews West is just a short stroll from the boutiques, restaurants, and cafés of Marylebone High Street. Both Regent's Park and Hyde Park are within easy reach, and excellent transport links are available nearby at Baker Street and Bond Street stations.

EPC – C: Council Tax (Westminster) Band G: Gas, Electricity, Water and Sewerage – all mains connections: Broadband - good service available: Mobile – good service available: Parking – Residents permit required from Westminster Council (fees apply), Service Charge £2,119.86 pa, Reserve fund £525 pa. Leasehold expires 11th September 2201- 176 years remaining .

Reception/dining room with open plan kitchen, principle bedroom with en suite bathroom and walk in shower, second double bedroom, en suite bathroom, private patio, communal courtyard

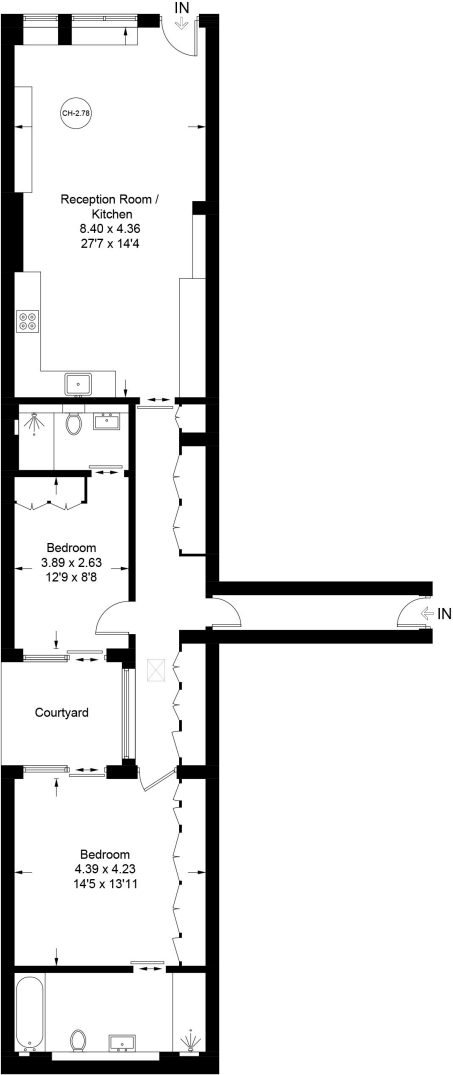
## ACCOMMODATION

- Reception / Dining Room with Open Plan Kitchen
- Principal bedroom with En Suite Bathroom and Walk In Shower
- Second Double Bedroom
- En Suite Bathroom
- Private Patio
- Communal Courtyard



Montagu Mews North

Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft



Ground Floor

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. (ID1211804)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82+)	A	
(61-81)	B	
(55-60)	C	77
(55-60)	D	80
(55-60)	E	
(55-60)	F	
(55-60)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		