

TO  
LET



£775 p/w

Flat 5, 55-56 Montagu Square, Marylebone, London W1H 2LS

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





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**£775 p/w**





## PROPERTY DESCRIPTION

A rare opportunity to rent a spacious and elegant one-bedroom flat on the lower ground floor of this exclusive private garden square in Marylebone. The property boasts high ceilings and a generous reception area, the well-proportioned bedroom is peacefully positioned at the rear of the flat, with direct access to a private patio—perfect for outdoor relaxation.

Perfectly located, Montagu Square is just a short stroll from the shops, cafés and restaurants of Marylebone High Street. Excellent transport links are available at nearby Baker Street, and the green open spaces of both Regent's Park and Hyde Park are within walking distance.

EPC – E, Council Tax (Westminster) Band E, Security Deposit – 5 weeks rent, Electricity, Water and Sewerage – all mains connections. Electric Heating. Broadband: good service available. Mobile – good service available, Parking – Residents permit required from Westminster Council (fees apply).

Living/dining room with open plan kitchen, large bedroom with good storage, bathroom with walk in shower, communal gardens (fees apply), Furniture Hire package available for an additional fee

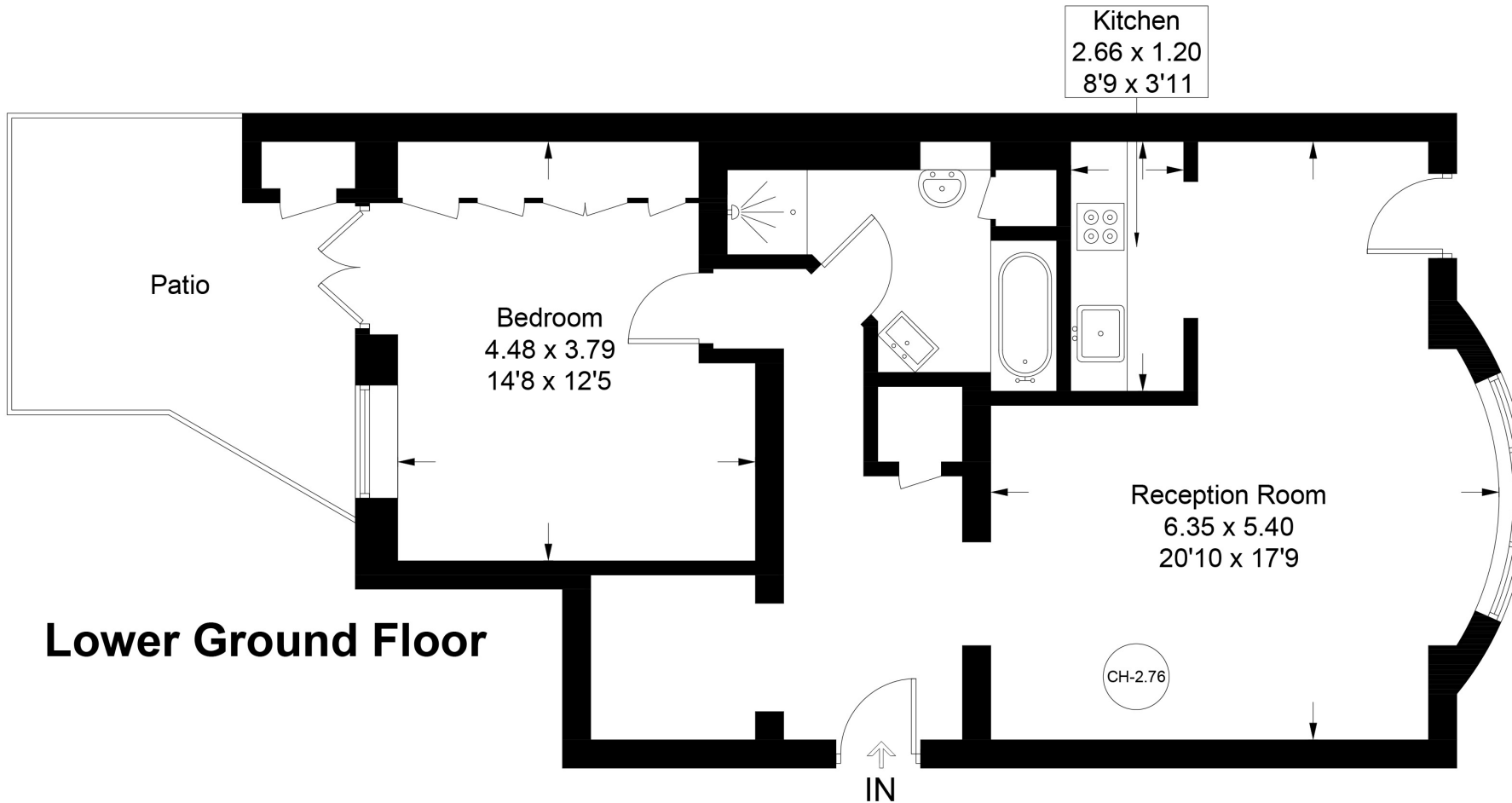
## ACCOMMODATION

- Living / Dining Room Open Plan to Kitchen
- Large double bedroom with excellent storage
- Bathroom with Walk In Shower
- Communal Gardens (fees apply)
- Furniture Hire Package Available (Additional Fee)



# Montagu Square

Approximate Gross Internal Area = 68.2 sq m / 734 sq ft  
(Excluding External Cupboard)



## Lower Ground Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1218649)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) <b>A</b>		
(61-81) <b>B</b>		
(55-60) <b>C</b>		74
(51-54) <b>D</b>		
(49-50) <b>E</b>	50	
(47-48) <b>F</b>		
(45-46) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		