



## Montagu Place, Marylebone, London. W1H

A top floor, spacious and stylish, refurbished one bedroom apartment in this attractive Georgian building, which offers amazing light and super roof top views and would make either a super home or a great rental investment.



**£635,000 Leasehold**

## PROPERTY DESCRIPTION

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A top floor, spacious and stylish, refurbished one bedroom apartment in this attractive Georgian building, which offers amazing light and super roof top views and would make either a super home or a great rental investment

This charming property is a short stroll from the eateries and boutiques of Marylebone High Street and has Oxford Street within easy reach along with all of the amenities London's West End has to offer. Transport links are available close by at Baker Street, Bond Street or Marylebone and the open green spaces of Hyde Park and Regents Park are just a short walk away

EPC – D: Council Tax (Westminster) – Band F: Leasehold – 38 years remaining: Service Charge (2023/2024 £1,522 PA (reviewable annually): Ground Rent –£357 per quarter: Gas, Water and Electricity – all mains supplied: Heating – Gas: Broadband – good coverage: Mobile – good coverage: Parking - Westminster Residents Parking (fee payable): Accessibility/Adaptations: some alterations (such as addition of a Lift) may not be possible.

Reception room: Eat- In Kitchen: Spacious double bedroom: Bathroom: Good storage throughout

## FEATURES

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- Reception Room
- Eat In Kitchen
- Spacious Double Bedroom
- Bathroom
- Good Storage Throughout





## ROOM DESCRIPTIONS

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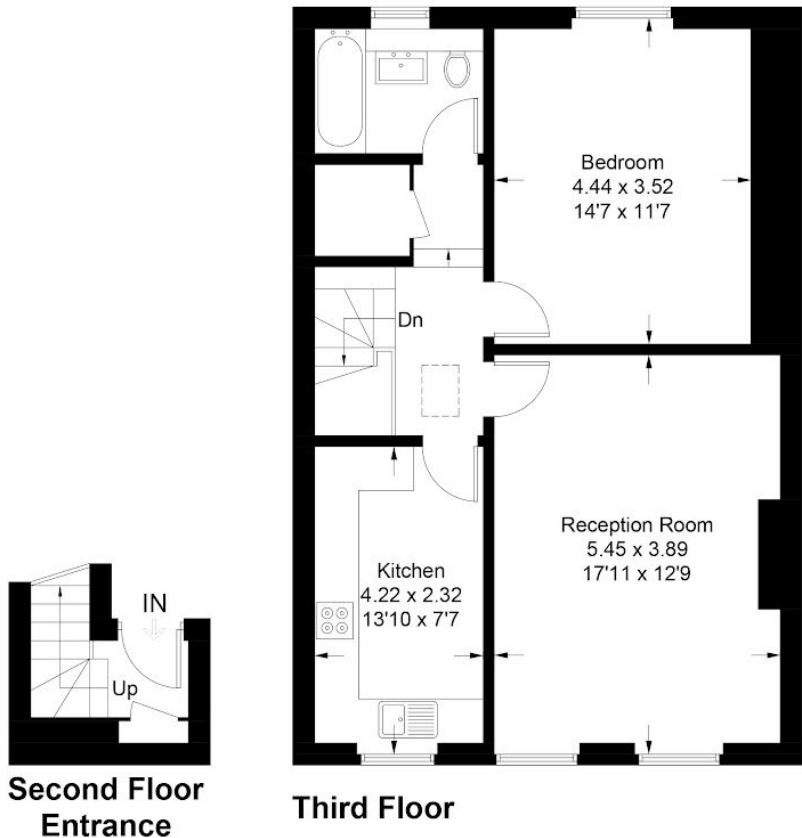


# FLOORPLAN & EPC



## Montagu Place

Approximate Gross Internal Area = 64.29 sq m / 692 sq ft



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. (ID1098640)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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