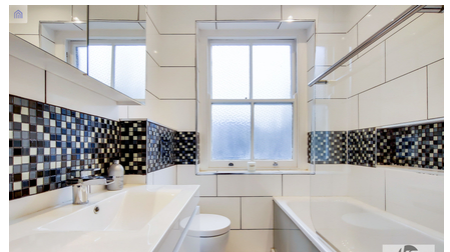




**KUBIE GOLD**  
ASSOCIATES

## **MONTAGU ROW** **MARYLEBONE W1U**



- TWO DOUBLE BEDROOMS
- SECOND FLOOR
- LIGHT AND BRIGHT

- MOMENTS TO BAKER ST
- CLOSE TO TUBE
- AVAILABLE 15TH MAY

**£750 per week**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

Email: [info@kubie-gold.co.uk](mailto:info@kubie-gold.co.uk) Website: [www.kubie-gold.co.uk](http://www.kubie-gold.co.uk)

Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd  
Company Registration No. 7271501 registered in England and Wales



# Montagu Row, W1U

A well presented two double bedroom apartment located on the second floor of this fine period conversion overlooking a quiet mews, a good size reception, fully fitted kitchen with all machines, light and bright with neutral decor, wooden floors throughout and air conditioning, set in the Heart of Marylebone Village and moments from Baker Street station. Available 15th May.

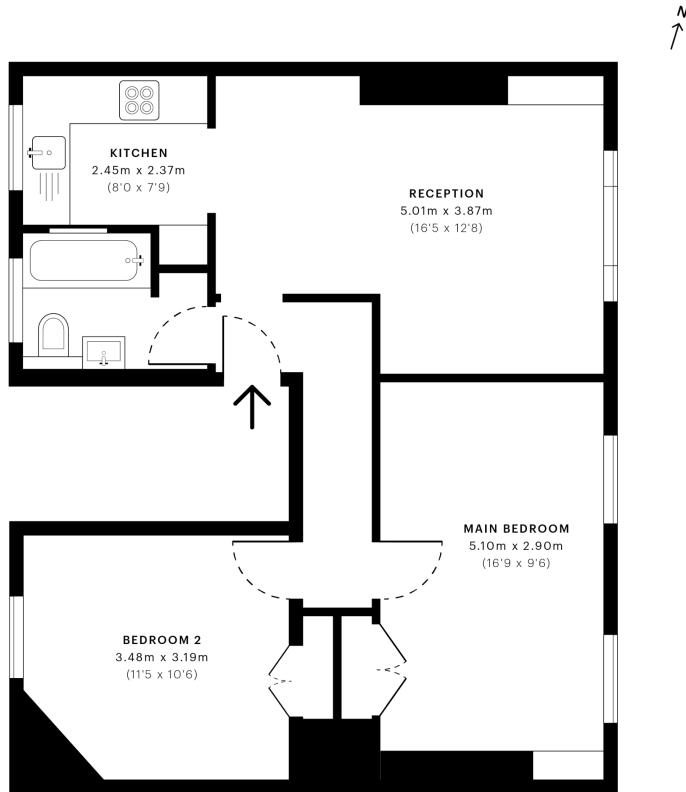


## Montagu Row, W1U

CAPTURE DATE 12/03/2021 LASER SCAN POINTS 14,217,725

GROSS INTERNAL AREA

59.88 sqm / 644.54 sqft



— Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
59.88 sqm / 644.54 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
54.92 sqm / 591.15 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 59.02 sqm / 635.29 sqft  
IPMS 3C RESIDENTIAL 56.09 sqm / 603.75 sqft

spec id 60480c61e617a10db1dddbd1

## Local Authority:

Westminster

**Tax Band:**

Band E

