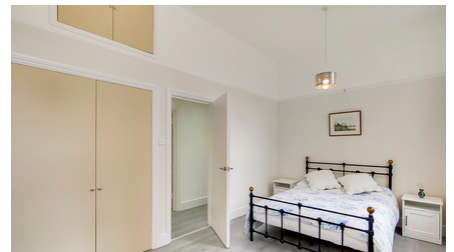
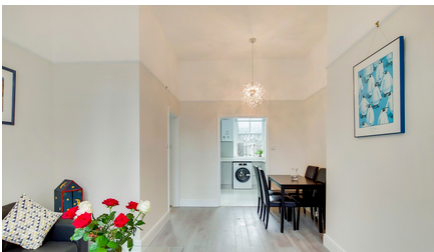




KUBIE GOLD  
ASSOCIATES

## MONTAGU ROW MARYLEBONE W1U



- FIRST FLOOR APARTMENT
- RECENTLY REFURBISHED
- WOOD FLOOR THROUGHOUT
- TWO DOUBLE BEDROOMS
- SPACIOUS RECEPTION ROOM
- AVAILABLE JULY

**£800 per week**

SALES, LETTINGS & PROPERTY MANAGEMENT

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020 7563 7272

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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

Recently renovated first floor two double bedroom apartment located in the heart of London's fashionable Marylebone. The property boasts two double bedrooms, spacious reception room, modern fitted kitchen and family bathroom. Property benefits from wood floors throughout. Conveniently located for all Marylebone's cafe's and bars, Montagu Row is within a short walk to Regents Park and Baker Street and Marylebone Stations. Available July

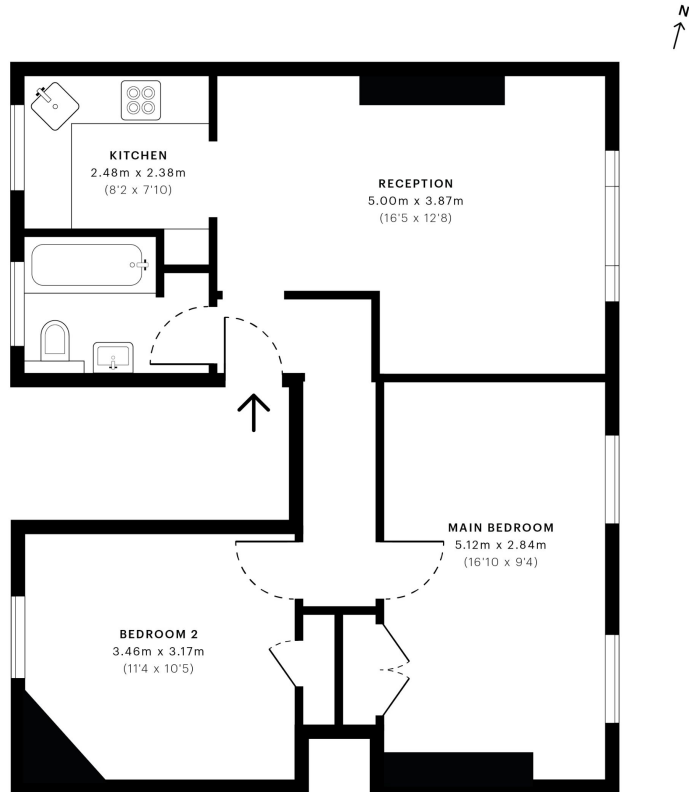


## Montagu Row, W1U

CAPTURE DATE 06/10/2020 LASER SCAN POINTS 19,809,597

## GROSS INTERNAL AREA

59.74 sqm / 643.04 sqft



— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
59.74 sqm / 643.04 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
54.69 sqm / 588.68 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8 m  
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 59.19 sqm / 637.12 sqft  
IPMS 3C RESIDENTIAL 56.16 sqm / 604.30 sqft

spec id 5f6dc969b6b3ef0da7b9810e

## Local Authority:

Westminster

## Tax Band:

Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		73	81

England, Scotland & Wales

EU Directive 2002/91/EC

