

TO
LET



4 Montagu Mews West, Marylebone, London W1H 2EE

£1,950 p/w

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£1,950 p/w



PROPERTY DESCRIPTION

An exceptional, refurbished 3 bedroom, 3 bathroom (all en suite) contemporary house situated in a quiet cobbled mews. The house provides generous living space with excellent storage throughout and the additional advantages of an integral garage, utility room and covered balcony. Montagu Mews West is nestled between Montagu and Bryanston Squares, a short walk from Marylebone High Street with its shops, restaurants and boutiques with both Regents Park and Hyde Park close by. Excellent transport links are available from either Baker Street or Bond Street. EPC rating – D, Council tax band F (Westminster), Security Deposit – £11,700, Gas, Electricity, Water and Sewerage – all mains connections. Gas Central Heating, Broadband: good service available, Mobile – good service available.

Large double reception room, kitchen with cellar storage, utility area with shower, principle bedroom suite with dressing room, second double bedroom, en suite bathroom, further double bedroom/home office, en suite shower room, guest cloakroom, integral garage, balcony


ACCOMMODATION

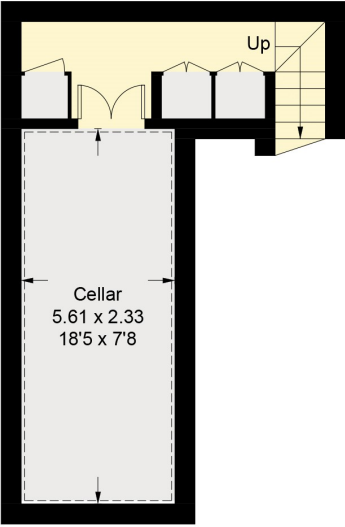
- Large Double Reception Room
- Kitchen with Cellar Storage
- Utility Area with Shower
- Principal bedroom with en suite Bathroom and Dressing Space
- Second Double Bedroom with En Suite Bathroom
- Further Double Bedroom / Home Office with En Suite Shower
- Guest Cloakroom
- Integral Garage
- Balcony



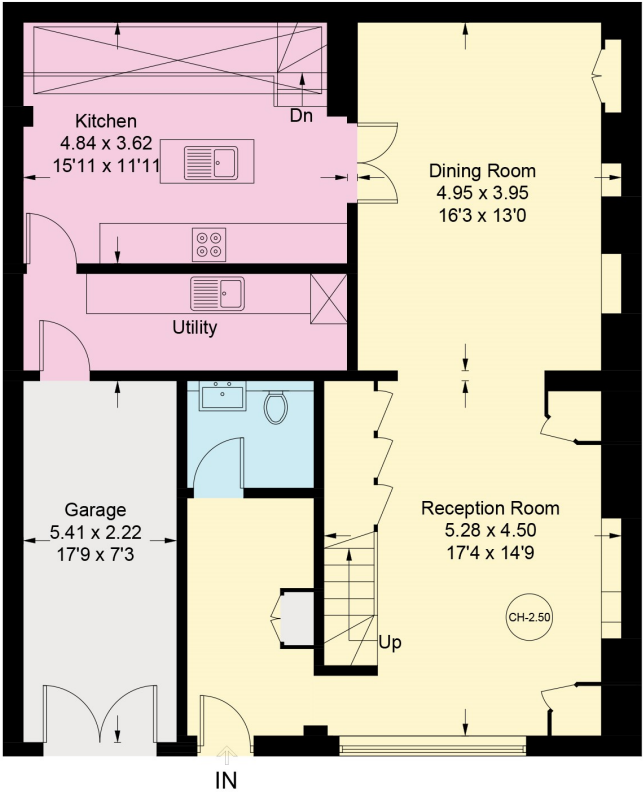
Montagu Mews West

Approximate Gross Internal Area = 203.2 sq m / 2187 sq ft

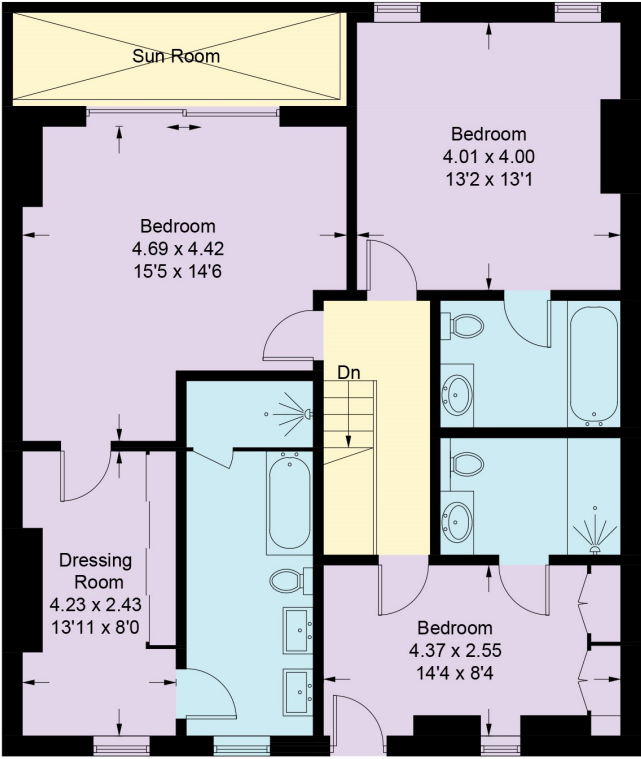
 = Reduced headroom below 1.5m / 5'0



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1195223)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		