

TO
LET



Ground Floor Flat, 12 Upper Montagu Street, Marylebone, London W1H 2PB

£700 p/w

107, Crawford Street, London, W1H 2JE 0207 4866711 dee@mcglashans.co.uk



Ground Floor Flat, 12 Upper Montagu Street, Marylebone, London, W1H 2PB
£700 p/w



PROPERTY DESCRIPTION

A chic ground floor one bedroom flat in this beautifully converted building. Refurbished with immense attention to detail and attractively combines period features with modern sleek finishes. Upper Montagu Street is situated a short walk from the shops and restaurants Marylebone High Street and is also close to excellent transport links of Baker Street and Marylebone Stations. The open green spaces of Regents Park and Hyde Park are within easy walking distance. EPC – C, Council Tax (Westminster) Band F, Security Deposit - £3,500. Gas, electricity, Water and Sewerage – all mains connections. Gas Central Heating. Broadband: good service available. Mobile – good service available, Parking – Residents permit required from Westminster Council (fees apply).

Living/dining room, kitchen, double bedroom, shower room

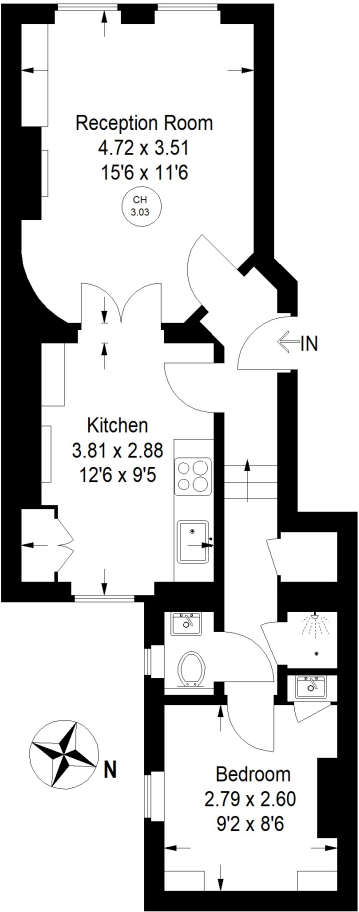
ACCOMMODATION

- Living / Dining Room
- Kitchen
- Double Bedroom
- Shower Room




Upper Montagu Street

Approximate Gross Internal Area
44.6 sq m / 480 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID728262)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (82+) | A | | |
| (61-81) | B | | |
| (55-60) | C | 72 | 80 |
| (55-60) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |