



KUBIE GOLD
ASSOCIATES

MONTAGU ROW MARYLEBONE W1U



- FIRST FLOOR APARTMENT
- RECENTLY REFURBISHED
- WOOD FLOOR THROUGHOUT

- TWO DOUBLE BEDROOMS
- SPACIOUS RECEPTION ROOM
- AVAILABLE IMMEDIATELY

£3,358 pcm

SALES, LETTINGS & PROPERTY MANAGEMENT

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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 immediately.

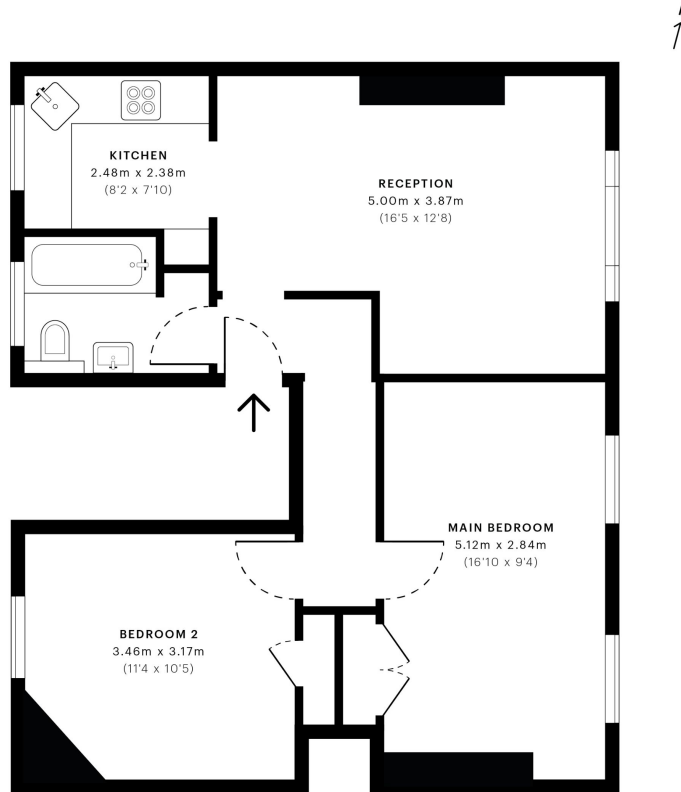


Montagu Row, W1U

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
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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 5f6dc9f69b6b3ef0da7b9810e

Local Authority:

Westminster

Tax Band:

Band G

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

England, Scotland & Wales

EU Directive 2002/91/EC

