



KUBIE GOLD  
ASSOCIATES

## MONTAGU SQUARE MARYLEBONE W1H



- STUDIO APARTMENT
- GARDEN SQUARE
- SEPARATE FITTED KITCHEN
- FULL FAMILY BATHROOM
- FIRST FLOOR APARTMENT
- HEART OF MARYLEBONE

**£1,711 pcm**

SALES, LETTINGS & PROPERTY MANAGEMENT

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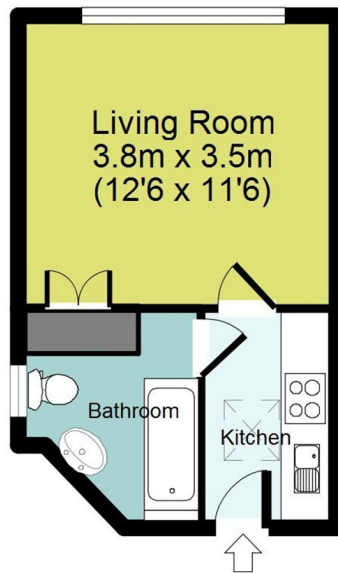
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## Montagu Square, W1H

Good size studio apartment, spacious studio room, separate kitchen, full bathroom with shower and bath, set on the first floor of period conversion, situated on one of Marylebone's finest garden squares, property benefits from a new bathroom and kitchen and has been totally decorated throughout, near to all shops & restaurants of the West End & Marble Arch



Flat 3

Approximate Gross internal area

23 sq. m / 243 sq. ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Local Authority:

Westminster

## Tax Band:

Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

