



MONTAGU STREET, LONDON, W1H

£1,575,000

Carter Jonas

MONTAGU STREET, LONDON, W1H

THIS CHARMING APARTMENT OFFERS AN ABUNDANCE OF NATURAL LIGHT THROUGHOUT AND PROVIDES WELL PROPORTIONED ACCOMMODATION.

Arranged on the fourth floor (with lift), the property comprises an open plan reception/dining room, a separate eat in kitchen, three bedrooms, with one benefiting from an en suite shower room and a further family bathroom. The apartment further benefit's from a morning porter.

Montagu Street is situated in the heart of Portman Village, perfectly positioned for the excellent amenities of Marylebone and the West End, as well as the open green spaces of Hyde Park and Regent's Park. Transport links are superb, with Marble Arch underground station approximately 0.3 miles away and Edgware Road approximately 0.6 miles away, alongside Marylebone and Paddington mainline stations, and convenient road access to the West and Heathrow via the A40.

Service Charge: £11,219 per annum/ £2,804.75 per quarter.
Including reserve fund

No Ground Rent

Heating and Hot Water: Electric

Parking: On street resident parking may be available:
<https://www.westminster.gov.uk/parking/parking-residents>

Mobile phone coverage and speeds can be checked here:
checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: checker.ofcom.org.uk.

TENURE Leasehold - Expiry 22/06/2146

LOCAL AUTHORITY Westminster City Council

EPC BAND D



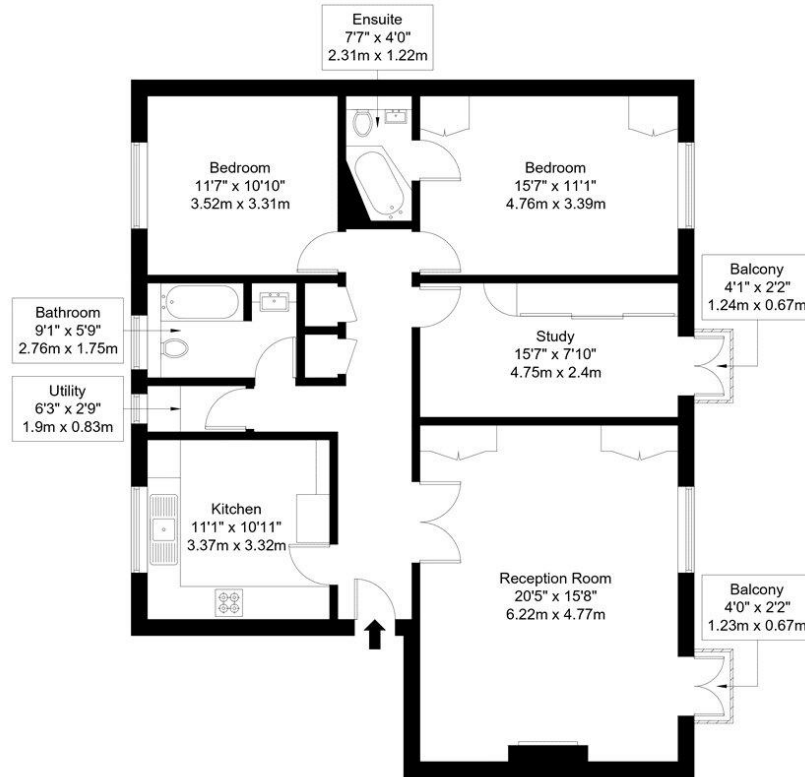


Montagu Street, W1H 7EX

Approx Gross Internal Area = 107.5 sq m / 1157 sq ft

Balconies = 1.7 sq m / 18 sq ft

Total = 109.2 sq m / 1175 sq ft

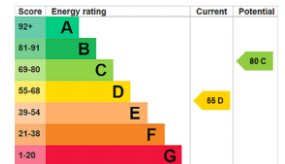


Fourth Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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