



MONTAGU SQUARE, LONDON, W1H

£1,425 per week*

Carter Jonas

GROUND FLOOR, MONTAGU SQUARE, LONDON, W1H 2LS

- Two bedrooms
- Two bathrooms
- Kitchen
- Dining room
- Reception room
- Utility room
- Access to Montagu Square

THE PROPERTY

The unique property spans 1,400 sq ft over two floors.

The lower ground floor features a spacious principal bedroom with a walk-in wardrobe and en suite bathroom with double sinks, a bathtub, and a shower, as well as a large kitchen, dining room, and guest WC.

The ground floor offers a bright reception room, a second bedroom, and an additional shower room. Highlights include large windows and wood flooring.

Holding deposit is 1 week's rent = £1,425 (at asking price)

Security deposit is 6 week's rent = £8,550 (at asking price £1,425pw)

Minimum Term 12 months

Council Tax Band G

For eligibility for resident parking permits, please refer to the <https://www.westminster.gov.uk/parking> website for further details.

For the latest information on broadband and mobile coverage, please visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

Montagu Square is a historic garden square surrounded by well-kept resident gardens. Montagu Square, located approximately 0.3 miles north of Marble Arch, is well situated for the wide-open spaces of Hyde Park as well as nearby Regent's Park. Marylebone offers a wide range of dining, entertainment, and shopping options, as well

This beautifully presented apartment is located in a well-maintained period building on one of Marylebone's most attractive garden squares.



as easy access to the world-famous Oxford Street and Mayfair. Underground services from Marble Arch (Central Line), Baker Street & Edgware Road (Hammersmith & City, Bakerloo, Circle and District Lines), and National Rail from Marylebone and Paddington are all nearby (including Elizabeth Line and Heathrow Express). The A40 is nearby for motorists.

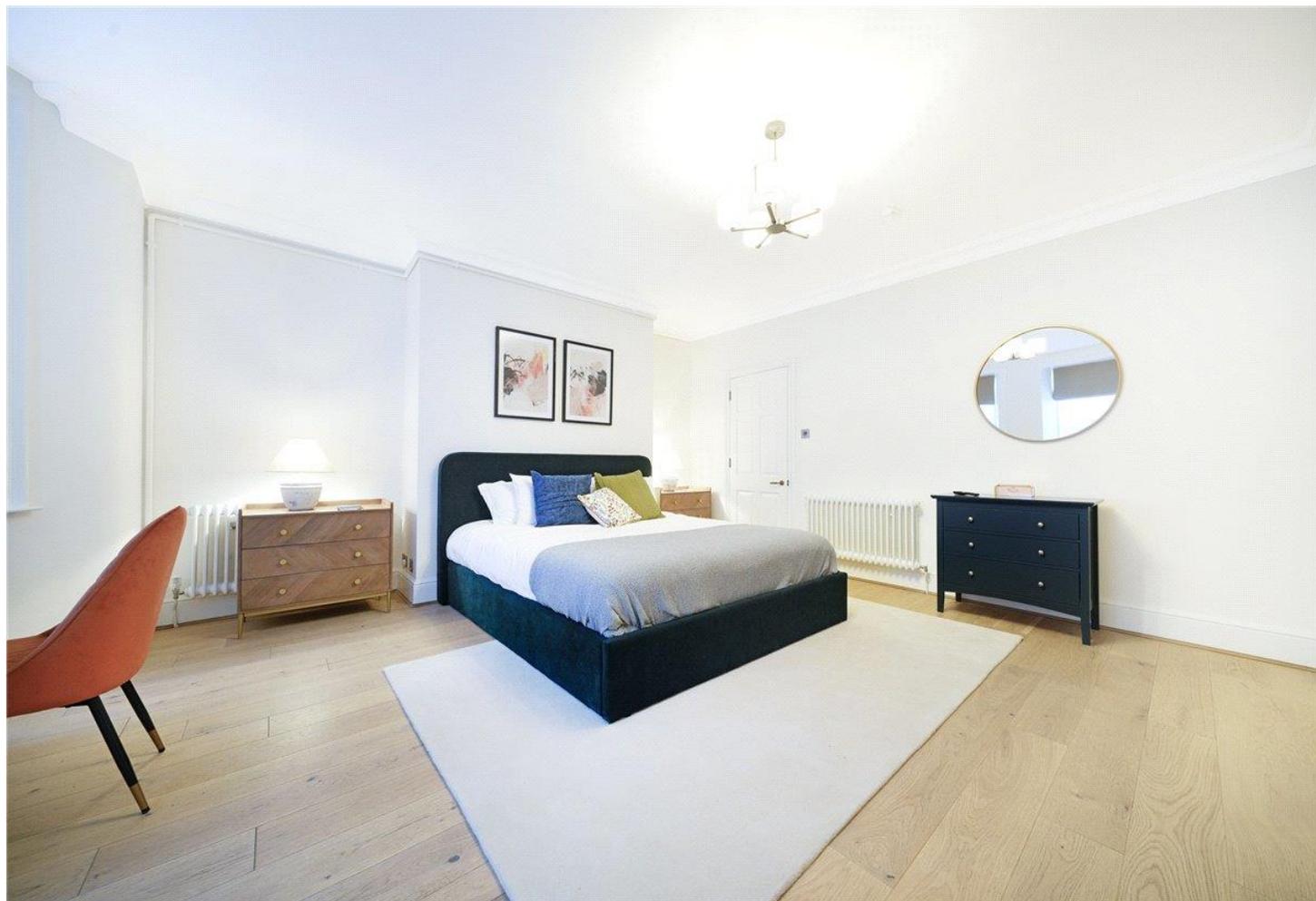
ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

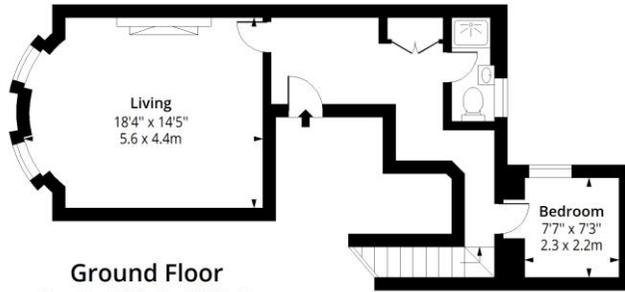
Local Authority Westminster City Council - Council Tax Band G

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

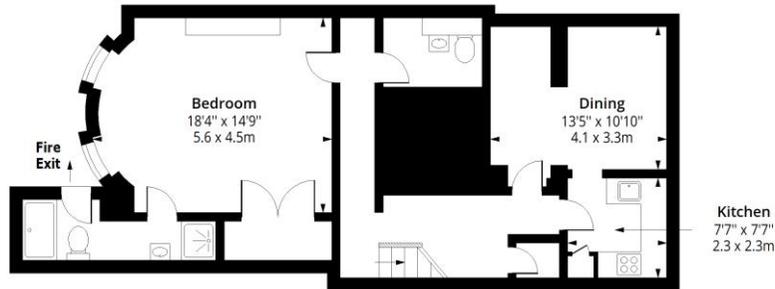


Montagu Square, W1H

Approx. Gross Internal Area 1332 Sq Ft - 123.74 Sq M



Ground Floor
Floor Area 501 Sq Ft - 46.54 Sq M



Basement
Floor Area 831 Sq Ft - 77.20 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
lplaplus.com ate: 21/5/2024



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

T: 020 7486 8866
37 New Cavendish Street, London, W1G 9TL
E: marylebone@carterjonas.co.uk



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Classification L2 - Business Data