



FOR SALE
£599,999
SUBJECT TO CONTRACT

Montagu Square

LONDON W1H 2LH

KEY FEATURES

- One Bedroom
- One Bathroom
- Long Lease
- Porter
- Amazing Location

We are especially delighted to offer for sale this beautifully presented lower ground floor apartment situated in a period mansion block. The location is moments away from Oxford street and a whole variety of shops, bars and restaurants. There is a choice of three underground stations which are conveniently located, Marble Arch, Baker Street and Marylebone. Accommodation is bright and airy throughout and offers one double bedroom with fitted wardrobes, a beautifully fitted kitchen with integrated appliances, an open reception room and a very well presented bathroom. Additional features include: Underfloor heating, porter service, Residents only access to Montagu Square gardens, and an unexpired lease term in excess of 900 years. We understand the service charge is approximately £1200 per annum and the ground rent is £300 per annum. Offered chain free, This is a very desirable part of London. Offers in the region of £599,000 are invited for the Leasehold interest.



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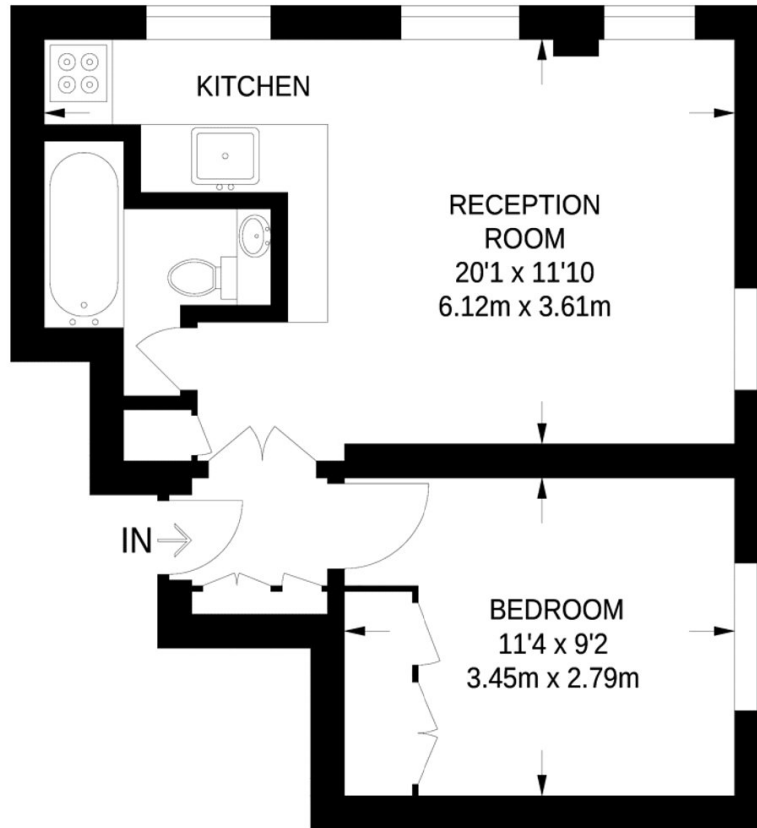
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LOWER GROUND FLOOR
395 SQ FT / 36.7 SQ M

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements