



**UPPER MONTAGU STREET, LONDON, W1H**  
**£4,750,000**

**Carter Jonas**



## UPPER MONTAGU STREET, LONDON, W1H

The apartments are currently let on AST's with a rolling 2 month notice period. The building is set over 5 floors with rear access to the mews, two off street parking spaces and a terrace.

Marylebone Hight Street is within walking distance and famous for its boutique shops, pubs, restaurants and village atmosphere.

The transport links are excellent from nearby Marble Arch (Central Line), Edgware Road (Hammersmith & City and District ), Baker Street (Bakerloo and Hammersmith & City) and Bond Street (Central, Jubilee and Elizabeth) underground stations. Marylebone and Paddington train stations, as well as access to the West and Heathrow via the A40.

**A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD APARTMENT BUILDING  
CONFIGURED OF THREE 2 BED APARTMENTS AND THREE 1 BED APARTMENTS.**



**TENURE** Freehold

**LOCAL AUTHORITY** Westminster

**EPC BAND** - Flat A - D - Flat B - D - Flat C - D - Flat D - E - Flat E - D



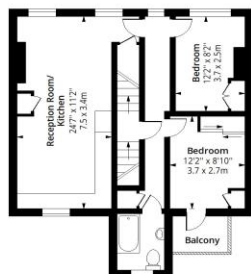




# Montagu Street, W1H

Approx. Gross Internal Area 3805 Sq Ft - 353.48 Sq M

Approx. Gross Balcony Area 30 Sq Ft - 2.79 Sq M



**First Floor**

Floor Area 706 Sq Ft - 65.59 Sq M



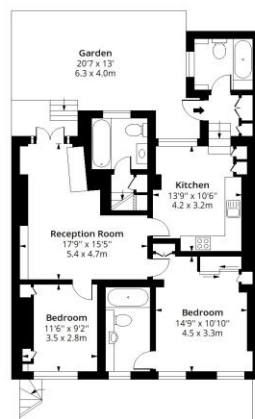
**Second Floor**

Floor Area 677 Sq Ft - 62.89 Sq M



**Third Floor**

Floor Area 662 Sq Ft - 61.50 Sq M



**Lower Ground Floor**

Floor Area 891 Sq Ft - 82.77 Sq M



**Ground Floor**

Floor Area 869 Sq Ft - 80.73 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.

lpaplus.com

Date: 23/10/2023

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## IMPORTANT INFORMATION

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Classification L2 - Business Data