



MONTAGU STREET, MARYLEBONE, W1H
£925 per week*

Carter Jonas

FLAT 1, MONTAGU STREET, MARYLEBONE, LONDON, W1H 7EX

A bright & spacious two bedroom, duplex apartment with the rare benefit of outside space.

- 2 Bedrooms
- 2 Bathrooms
- 1 Reception Room
- Fitted Kitchen
- Ground & Lower Ground
- Long Let
- Unfurnished (or furnished at separate cost)

THE PROPERTY

The property is laid out over the ground and lower ground floors and comprises a bright reception room, modern kitchen with breakfast area, two double bedrooms with fitted wardrobes and ensuite bathrooms.

The property also benefits from a private patio.

Available for long term rental, on an unfurnished basis. Rental furniture is available at separate cost.

The property is professionally managed by the Portman Estate.

Holding deposit is 1 weeks rent = £925 (at asking price).

Security deposit is 5 weeks rent = £4,625 (at asking price of £925 per week).

Minimum term - 12 months

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.

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



LOCATION

The Portman Estate’s 110 acres of land within Marylebone, London W1, has a rich heritage dating back to the 16th century and is the setting for continual investment in premium residential properties, shops and independent businesses. The Portman Estate includes key places of architectural and historical interest along with a vibrant blend of shops, including Portman Village, restaurants, wine-bars, hotels and garden squares - a perfect mix of leisure opportunities for residents in the heart of London’s West End.

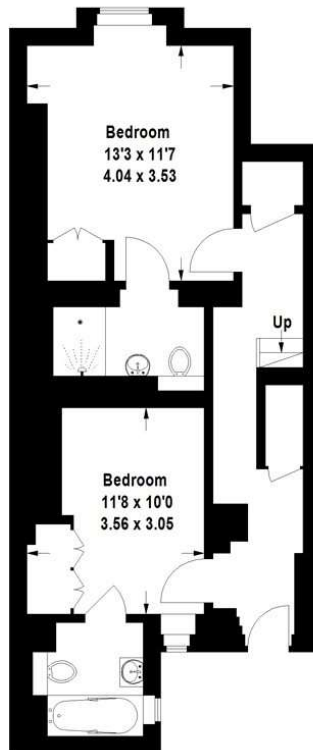
ADDITIONAL INFORMATION

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

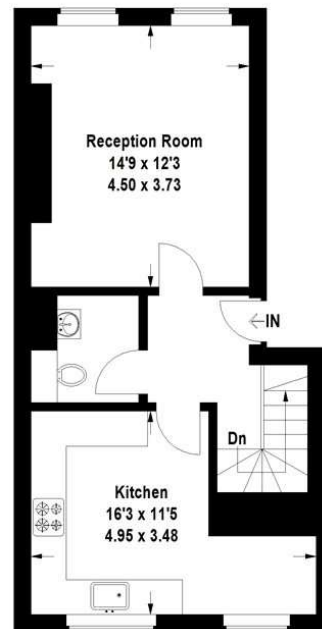


Montagu Street , W1

Approximate Gross Internal Area
Lower Ground Floor = 49.9 sq m / 537 sq ft
Ground Floor = 43.2 sq m / 465 sq ft
Total = 93.1 sq m / 1002 sq ft



Lower Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 180957)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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IMPORTANT INFORMATION

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