



## HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

### Montagu Mansions, Marylebone. London



#### Asking Price £2,500,000

Elegant lateral apartment with perfect entertaining space situated on the fourth floor of Montagu Mansions, an impressive mansion block located in the heart of Marylebone. Easy access to the shops and restaurants of Marylebone Village and to the main shopping area of the West end. Moments from the open spaces of Regents Park. Good transport links: close to Baker Street underground station, Marylebone main line station and numerous bus routes.

Accommodation: Spacious reception lobby area, impressive dual-aspect main double reception, separate fully fitted family sized kitchen, master bedroom with ensuite, 2 further double bedrooms, family bathroom.

This sought-after block has 24-hour porter, lift access to all floors, entry-phone, communal heating & hot water with the additional benefit of independent boiler for added control.

Tenure: Share of freehold - Lease 950 years remaining.  
EPC rating: E

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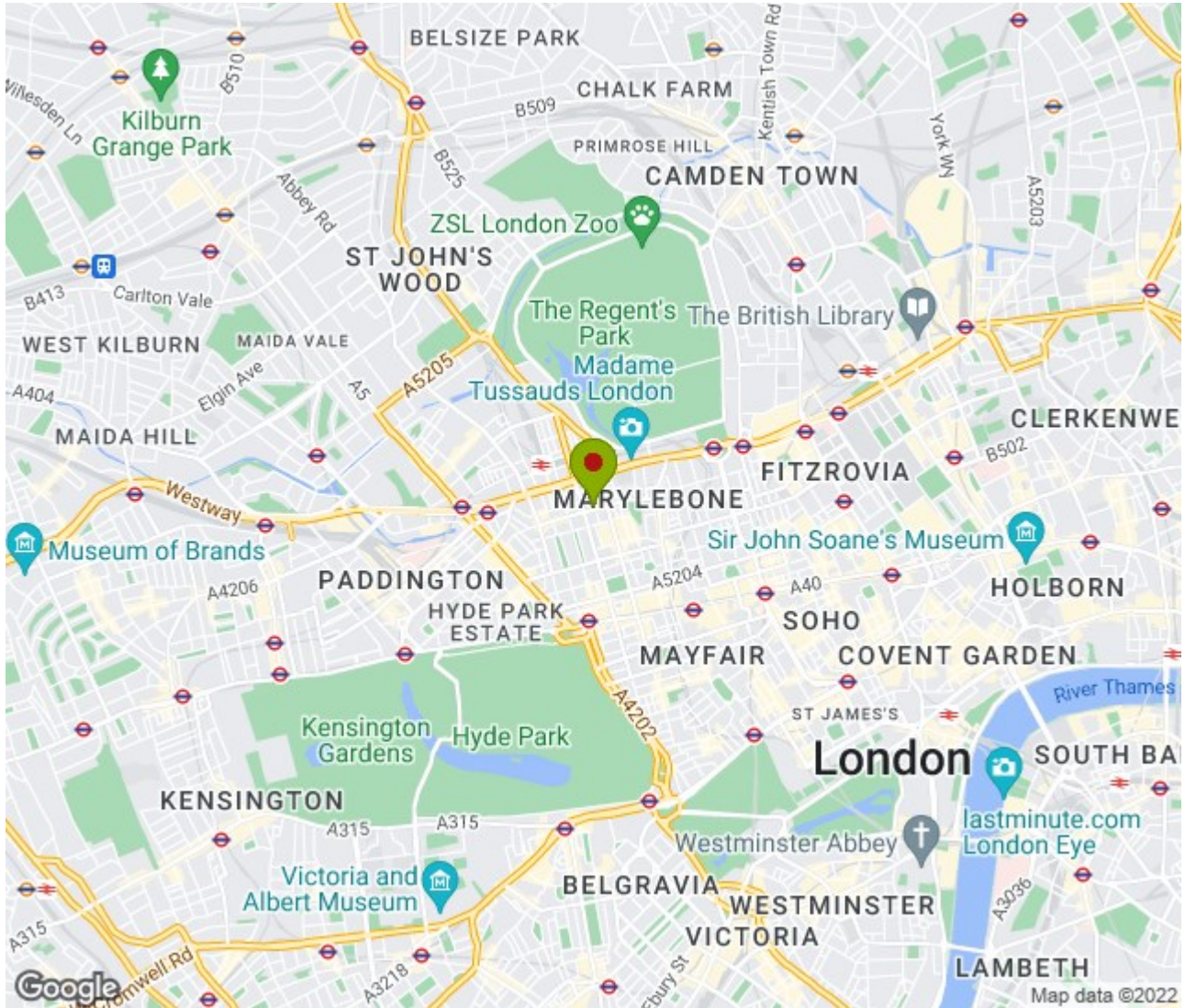
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**Location:** Marylebone, London





Fourth Floor

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Montagu Mansions, W1

Approx. Gross Internal Area  
150.78 Sq M - 1623 Sq Ft



### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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