



, Montagu Mansions,  
Marylebone, W1U

£950 Per Week,

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

We are pleased to offer this particularly light, south facing, two-bedroom (plus additional study), two bathroom apartment, set within this sought period mansion block with 24-hour portorage. This first floor property benefits from lift access, well-proportioned and spacious accommodation (904 sqft / 84 sqm) with high ceilings, tall sash windows (with secondary glazing) as well as wooden floors and stone tiled bathrooms & kitchen.

Montagu Mansions is located parallel to Baker Street & Gloucester Place, moments from the underground, shops and restaurants.

Available, furnished.

2 Bedrooms : 2 Bathroom : Porter : Lift : Westminster Council Tax Band G : EPC Rating C.

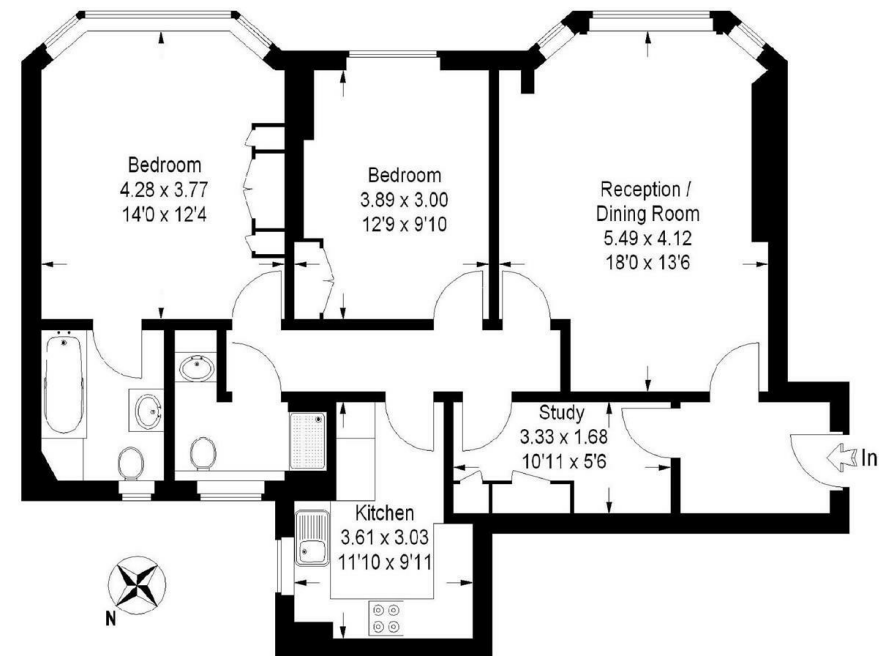
## Key Features

- 24 HOUR SECURITY
- FURNISHED
- COMMUNAL HEATING
- FIRST FLOOR
- LIFTS
- SECONDARY GLAZING
- STUDY / STORAGE ROOM

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

Approximate Gross Internal Area = 84 sq m / 904 sq ft



First Floor

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.