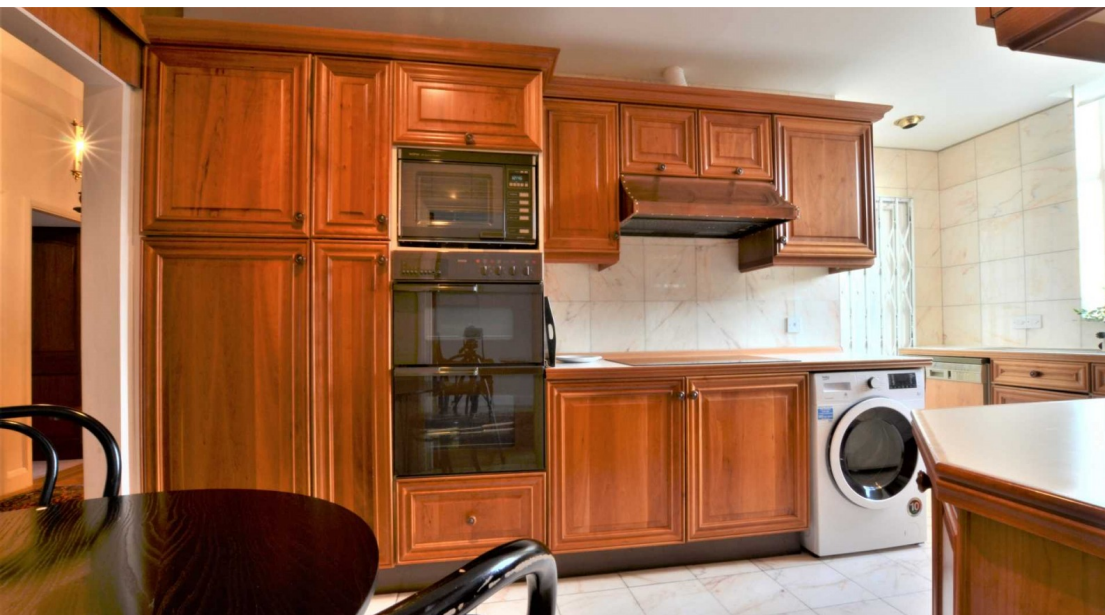


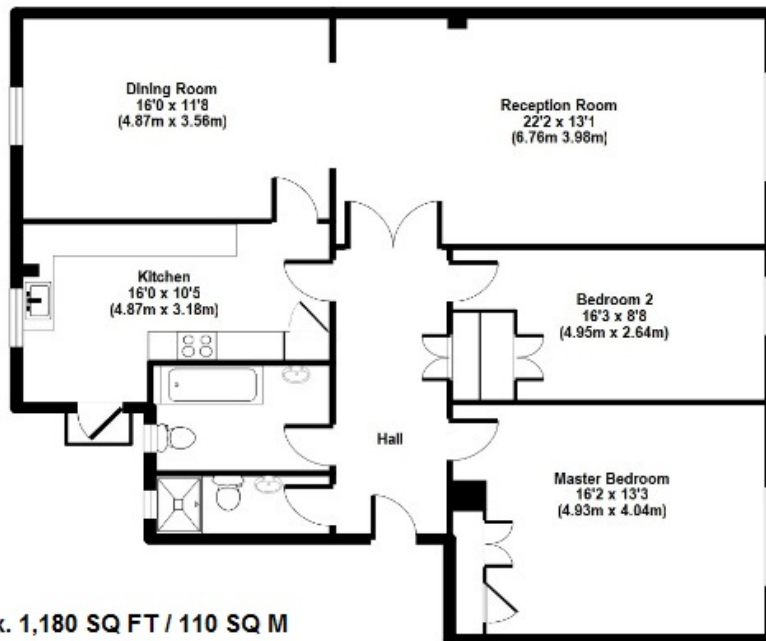


 **2**
Bedrooms

 **2**
Bathrooms



Larger than average two bedroom apartment situated on the third floor (with lift) of the sought after Montagu Court. Two double bedrooms, two bathrooms, dining room and spacious bright living room, Montagu Square is ideally located in the heart of Marylebone, moments from the boutiques and restaurants on Marylebone High Street as well as the West End, together with the greenery of both Hyde Park and Regent's Park. Local transport links include Baker Street Underground Station (Bakerloo, Jubilee, Metropolitan and Hammersmith & City lines) and Marylebone Station (National Rail, Bakerloo line). The brand new Crossrail link is due to open at Bond Street station in 2020 which will provide fast access through the City and to Heathrow Airport. Share of Freehold. The property must be seen to be appreciated.



Approx. 1,180 SQ FT / 110 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

