



MONTAGU SQUARE, MARYLEBONE, W1H
£460 per week*

Carter Jonas

FLAT 1, MONTAGU SQUARE, MARYLEBONE, LONDON, W1H 2LL

- Complimentary membership to Portman Concierge.
- Professionally managed by The Portman Estate.
- Self-Contained Studio
- Fitted Kitchen
- One Bathroom with Bathtub/shower
- Front Patio
- Lower Ground Floor
- Located on Montagu square
- Unfurnished (or furnished at separate cost)

THE PROPERTY

This self-contained studio apartment is situated on the lower ground floor and comprises of a bright studio room with wood floors, fitted kitchen and bathroom. Also benefiting from a front patio and built in storage.

The property is professionally managed by The Portman Estate.

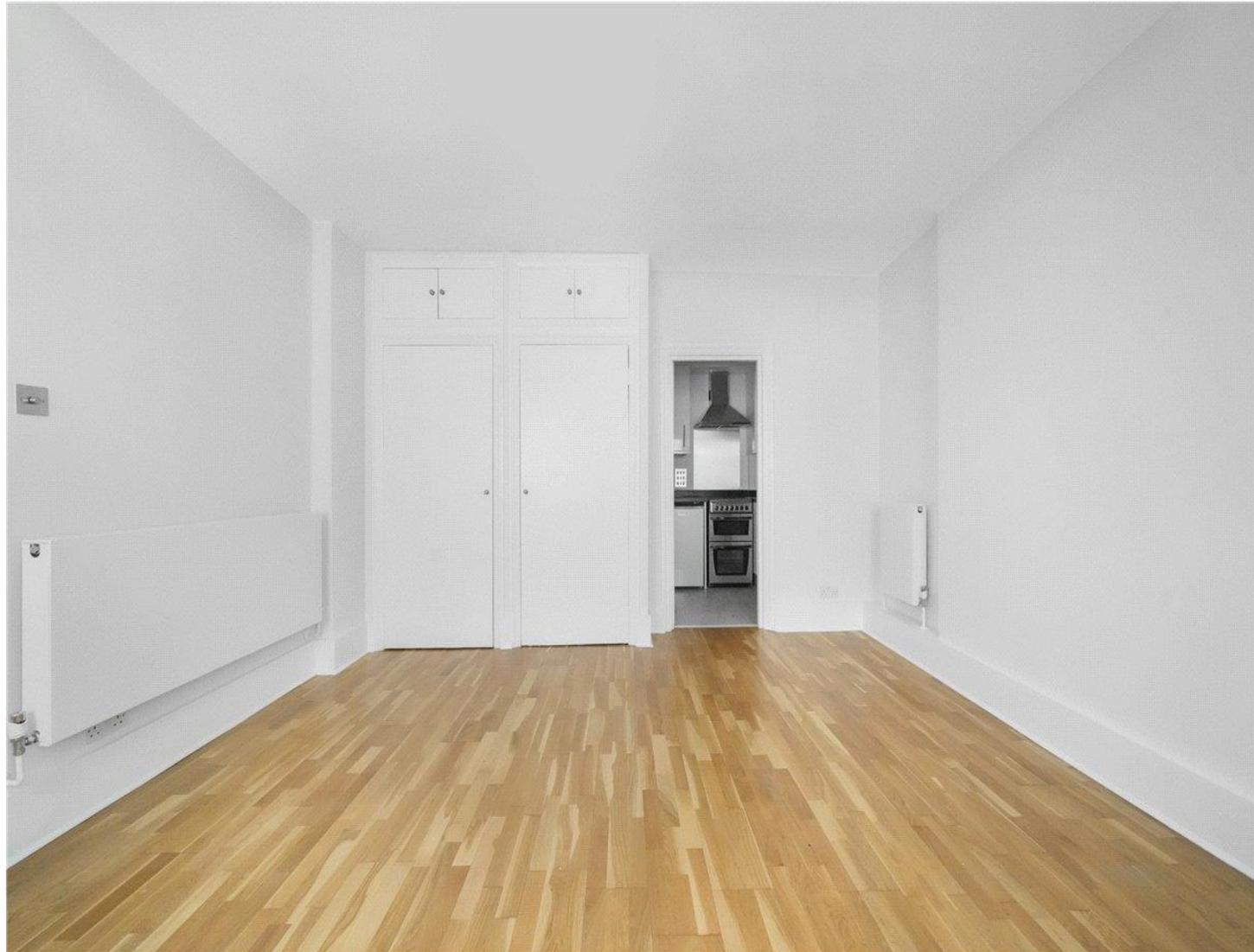
Available for long term rental on an unfurnished basis, or furnished (at separate cost)

Complimentary membership to Portman Concierge.

The Portman Estate is a prestigious property portfolio located in the heart of central London, covering 110 acres of prime real estate in Marylebone. Renting through The Portman Estate comes with the advantage of an in-house property management team, providing responsive, hands-on service to ensure residents' needs are met quickly and efficiently. This dedicated team helps maintain the quality of living, handling everything from routine maintenance to emergency repairs, making the rental experience hassle-free

Montagu Square is a historic garden square surrounded by well-kept resident gardens. Montagu Square, located approximately 0.3 miles north of Marble Arch, is well situated for the wide-open spaces of Hyde Park as well as nearby Regent's Park. Marylebone offers a wide range of dining, entertainment, and shopping options, as well as easy access to the world-famous Oxford Street and Mayfair. Underground services from Marble Arch (Central Line), Baker Street & Edgware Road (Hammersmith & City, Bakerloo, Circle and District Lines), and National Rail from Marylebone and Paddington are all

A well-presented studio apartment located in one of Marylebone's most sought after garden squares.



nearby (including Elizabeth Line and Heathrow Express). The A40 is nearby for motorists.

Holding deposit is 1 week's rent = £460 (at asking price)

Security deposit is 5 week's rent = £2,300 (at asking price £460pw)

Minimum Term 12 months

Council Tax Band F

For the latest information on broadband and mobile coverage, please visit /checker.ofcom for the most up-to-date details.

ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

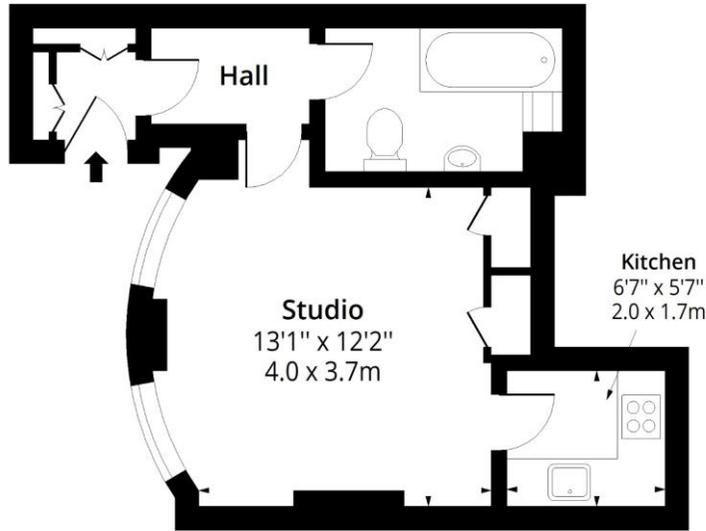
Local Authority Westminster City Council - Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Montagu Square, W1H

Approx. Gross Internal Area 354 Sq Ft - 32.89 Sq M



Lower Ground Floor

Floor Area 354 Sq Ft - 32.89 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: 28/1/2024

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Classification L2 - Business Data



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.