Lord Estates

Established 1978

Montagu Square, Marylebone , W1H 2LD

A charming two bedroom apartment on the third floor of this period house full of character offers refreshingly bright well proportioned living space with stunning views over Montagu Square. Further benefits include direct passenger lift, spacious reception with decorative fire place, tastefully decorated to reflect the charm of the house and location, wooden flooring throughout, excellent condition of the property overall. Montagu Square is a quiet residential manicured garden, gorgeous and desirable place to live in. All amenities of Marylebone including Marylebone High Street within easy reach, that also includes Hyde Park, Marble Arch and Oxford Street.

Service Charge: £3060 p.a. approx.

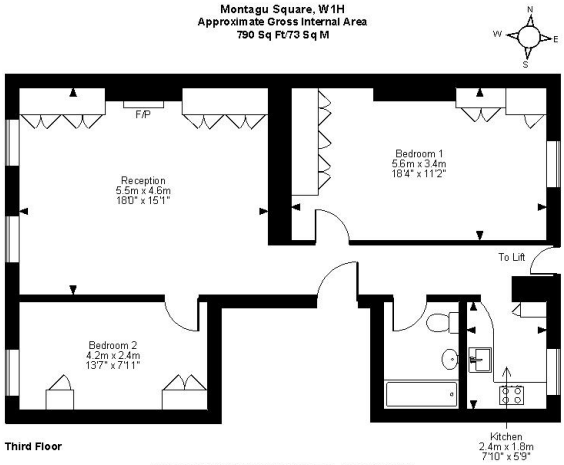
Leasehold : 44 yrs approx. yrs

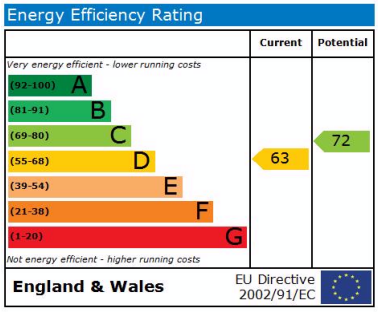
Ref: M-2648

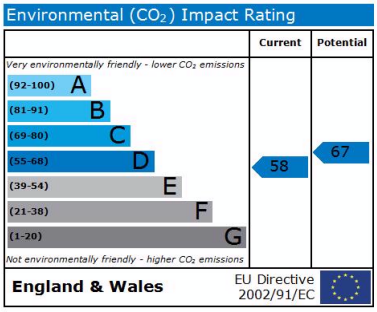
£1,200,000

Telephone: 020 7486 2321

104 George Street, W1U 8PB . Fax: 020 7224 0038
E-mail: info@lordestates.com . Website: www.lordestates.com







Entrance: Hallway
Reception: 18'0 x 15'1 (5.5m x 4.6m)
Bedroom 1: 18'4 x 11'2 (5.6m x 3.4m)
Bedroom 2: 13'7 x 7'11 (4.2m x 2.4m)
Kitchen: 7'10 x 5'9 (2.4m x 1.8m)
Bathroom
Gross Internal Area: 790 Sq Ft/73 Sq M approx.

Disclaimer Notices
Property Misdescriptions Act 1991
"The agent has not tested any apparatus. equipment, fixture, fittings or services, and so does not verify that they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect . Neither has the agernt checked the legal documentation top verify legal status of ythe property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by theire own solicitors"
"The measurements supplied are for general guidance and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. " " Nothing concerning the type of construction or the condition of the structure is to be implied from the photograhs of the property." " The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchnage of contracts. "

Misrepresentation Act 1967
"These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor , solicitor or other proffesionals before committing themselves to any expenditure or other legal commitments .
If any interested party wishes to rely upon any information from the agent, then a request should be made and sepecfic written confirmation can be provided . The Agent will not be responsible for any verbal statement made by any member of staff, as only a specefic written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specefic written confirmation has been requested ."