



**JEREMY JAMES**

**MONTAGU STREET, MARYLEBONE, LONDON W1**



**PRICE**  
£795,000

**TENURE**  
Freehold



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## DESCRIPTION

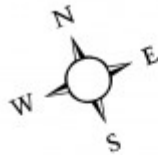
The property is located on the west side of Montagu Street close to the junction with George Street. The shopping facilities of Oxford Street and Marble Arch underground station and the open spaces of Hyde Park are all within a short walk from the property.

Property comprises; Entrance hall, Reception room, Master bedroom with en-suite shower room, Second bedroom, Bathroom, Kitchen, Large patio/terrace.

## AMENITIES

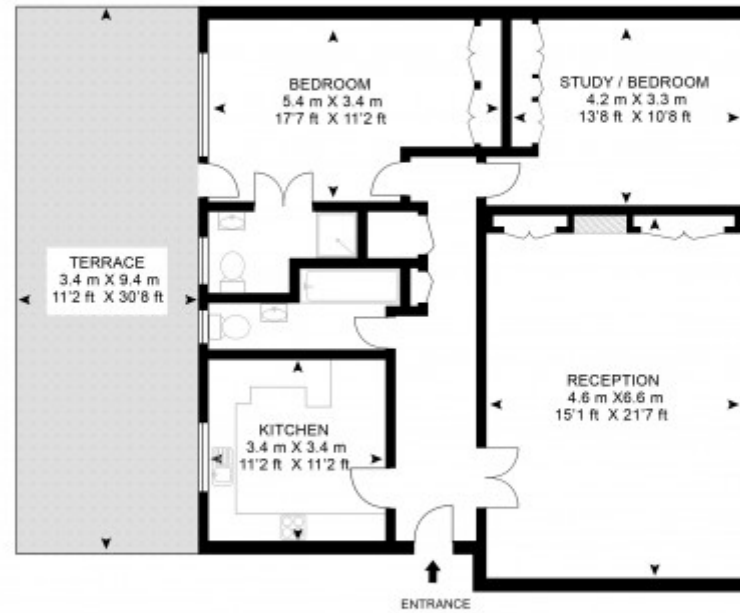
Terrace

Large reception



## Montagu Street

APPROX GROSS INTERNAL FLOOR AREA  
1001 SQ.FT ( 93 SQ.M.)

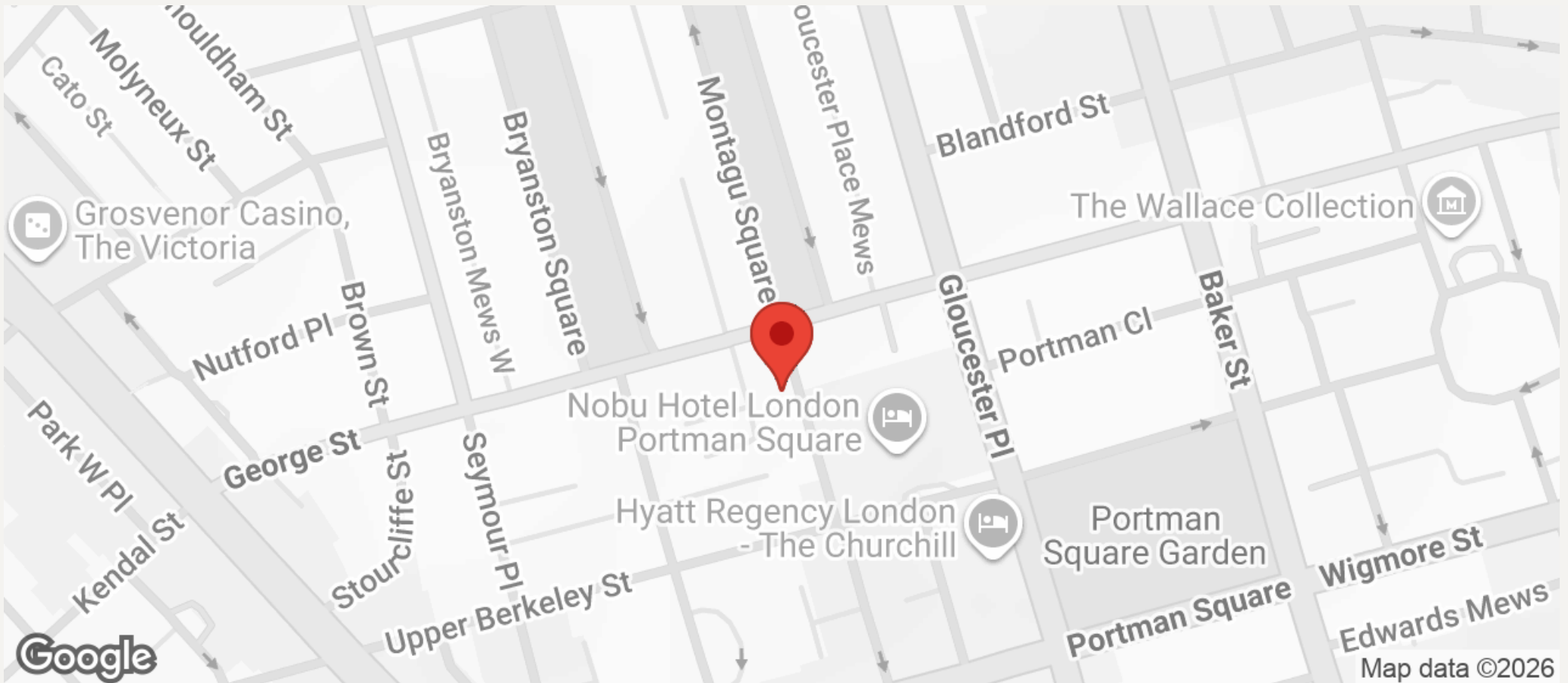


As Defined by RICS - Code of Measuring Practice  
The Floor - plans are for representation purposes only and  
should be used as such by any prospective client.



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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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