



MONTAGU SQUARE, LONDON, W1H

£1,225 per week*

Carter Jonas

FLAT 1 BRYMON COURT 31-32, MONTAGU SQUARE, LONDON, W1H 2LH

- Three bedrooms
- Two bathrooms
- Kitchen
- Communal gardens
- Guest WC
- 847 sq. ft.

THE PROPERTY

This beautifully presented apartment with three bedrooms is in a highly desirable garden square, near Marylebone High Street.

It provides spacious living space, including three bedrooms, two contemporary bathrooms, a separate guest WC, a reception room, a separate kitchen, and ample fitted storage.

Holding deposit is 1 week's rent = £1,225 (at asking price)

Security deposit is 6 week's rent = £7,350 (at asking price £1,225pw)

Minimum term 12 months

Council Tax Band H

Brymon Court is a well-protected building situated in the prestigious Montagu Square, widely recognized as one of London's most exquisite garden squares. It conveniently sits within a comfortable walking distance of Marble Arch (central line) station, allowing easy access to transportation. Additionally, the charming boutiques, independent cafes, bars, and acclaimed restaurants of Marylebone High Street are within reach. For those seeking outdoor enjoyment, the magnificent Regent's Park offers open green spaces nearby.


Three-bedroom lateral apartment located on the prestigious Montagu Square.



ADDITIONAL INFORMATION

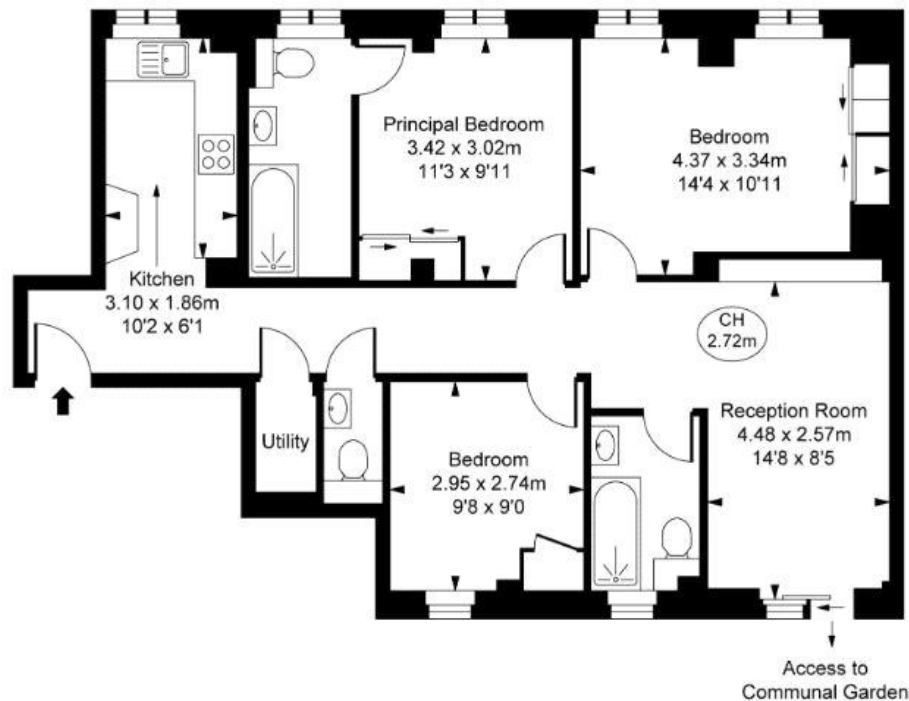
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Westminster City Council - Council Tax Band H

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(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	



Brymon Court,
Montagu Square, W1H
Approximate Gross Internal Area
78.65 sq m / 847 sq ft
(CH = Ceiling Heights)



Lower Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: marylebone@carterjonas.co.uk

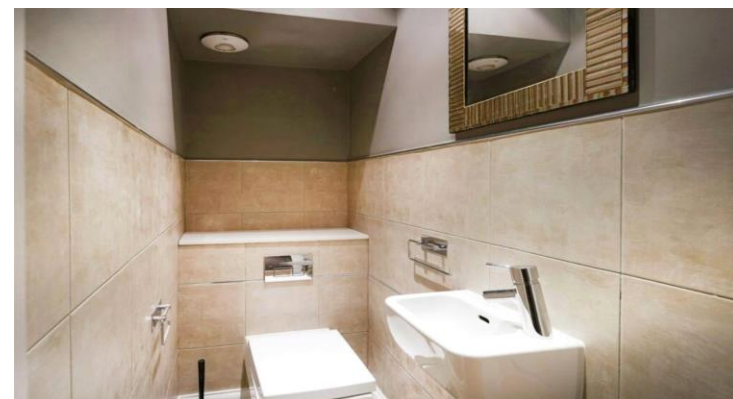
A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not 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. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. 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.