









This classically designed Georgian freehold house is located in the heart of Marylebone on Upper Montagu Street. The house is Grade II Listed and, as to be expected with a house of this grandeur, has a wealth of original period features including high ceilings, well maintained sash windows and intricate ceiling cornicing.

The property is set over five floors with six double bedrooms, two bathrooms (one en suite) and three shower rooms. The top (third) floor provides three bedrooms and shower room. The large master bedroom, dressing area and en suite bathroom occupies the entire second floor.

The principal reception room on the first floor has been opened up to create a wonderful imposing, high ceilinged living room. A private west facing roof terrace is accessed from the first floor landing. The ground floor provides a fantastic kitchen/breakfast room, a large dining room with a snug sitting room behind and a guest shower room. On the lower ground floor is a self-contained two bedroom, two bathroom apartment which can be accessed from a private entrance at street level or via the original internal staircase from the ground floor.

The property has plenty of light throughout and from the rear has unparalleled open views reaching towards the architecturally beautiful St Mary's Church (built circa 1824).

Marylebone High Street's array of luxury fashion boutiques, cafés, bars and restaurants are a short walk away. As is the up-and-coming Portman Village, which boasts some of the most exciting independent restaurants in the area.

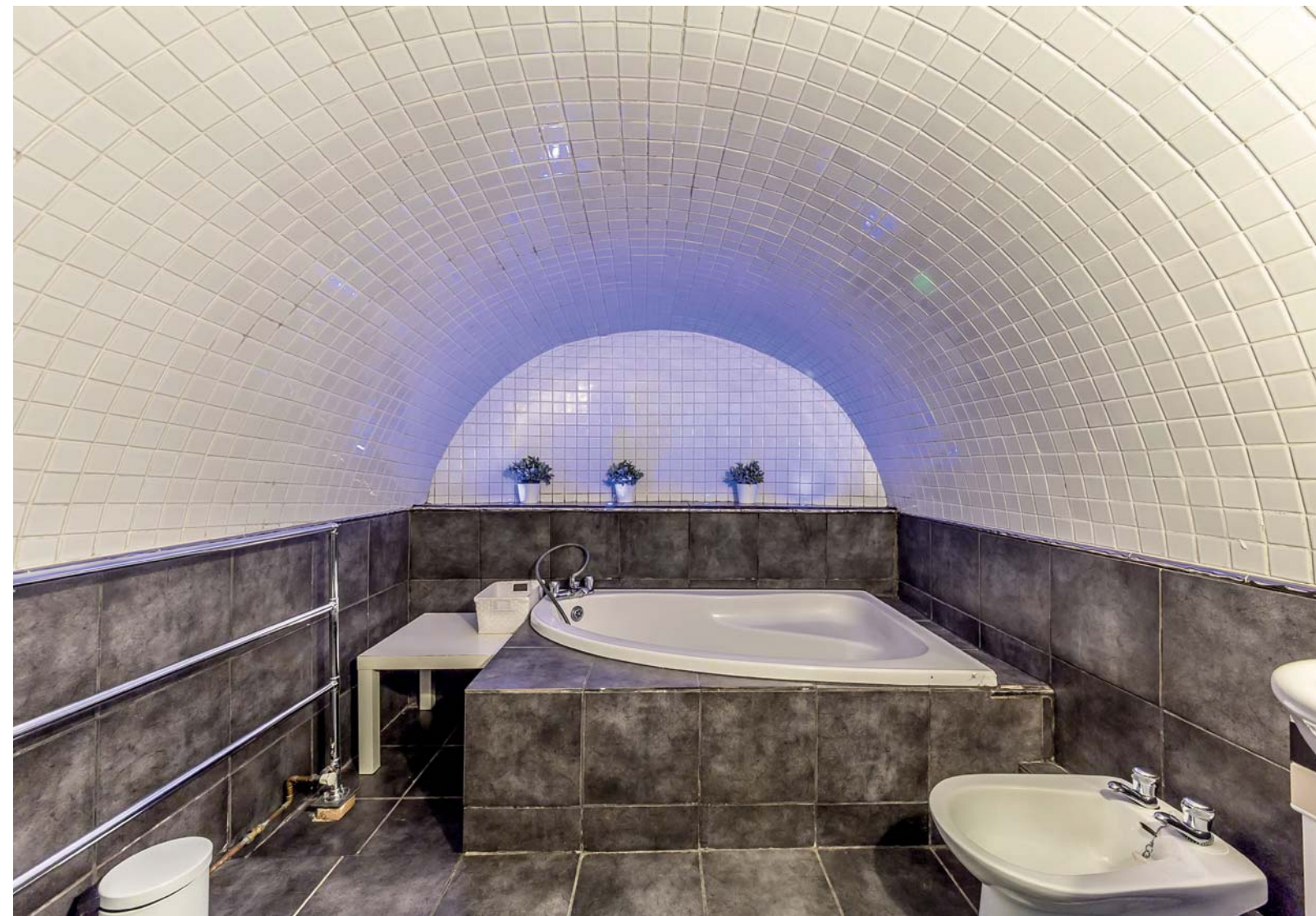
Upper Montagu Street is perfectly situated for some of the best educational establishments in London for every age and level. St Vincent de Paul RC Primary School, Wetherby Prep School and Francis Holland are all highly ranked local schools within walking distance. In the Old Marylebone Town Hall, at the northern end of Upper Montagu Street, London Business School has opened its state-of-the-art Sammy Offer Centre campus.

The closest tube stations can be found at Baker Street, Marylebone, Edgware Road and Marble Arch. Within easy reach are the open spaces of Regent's Park and Hyde Park.





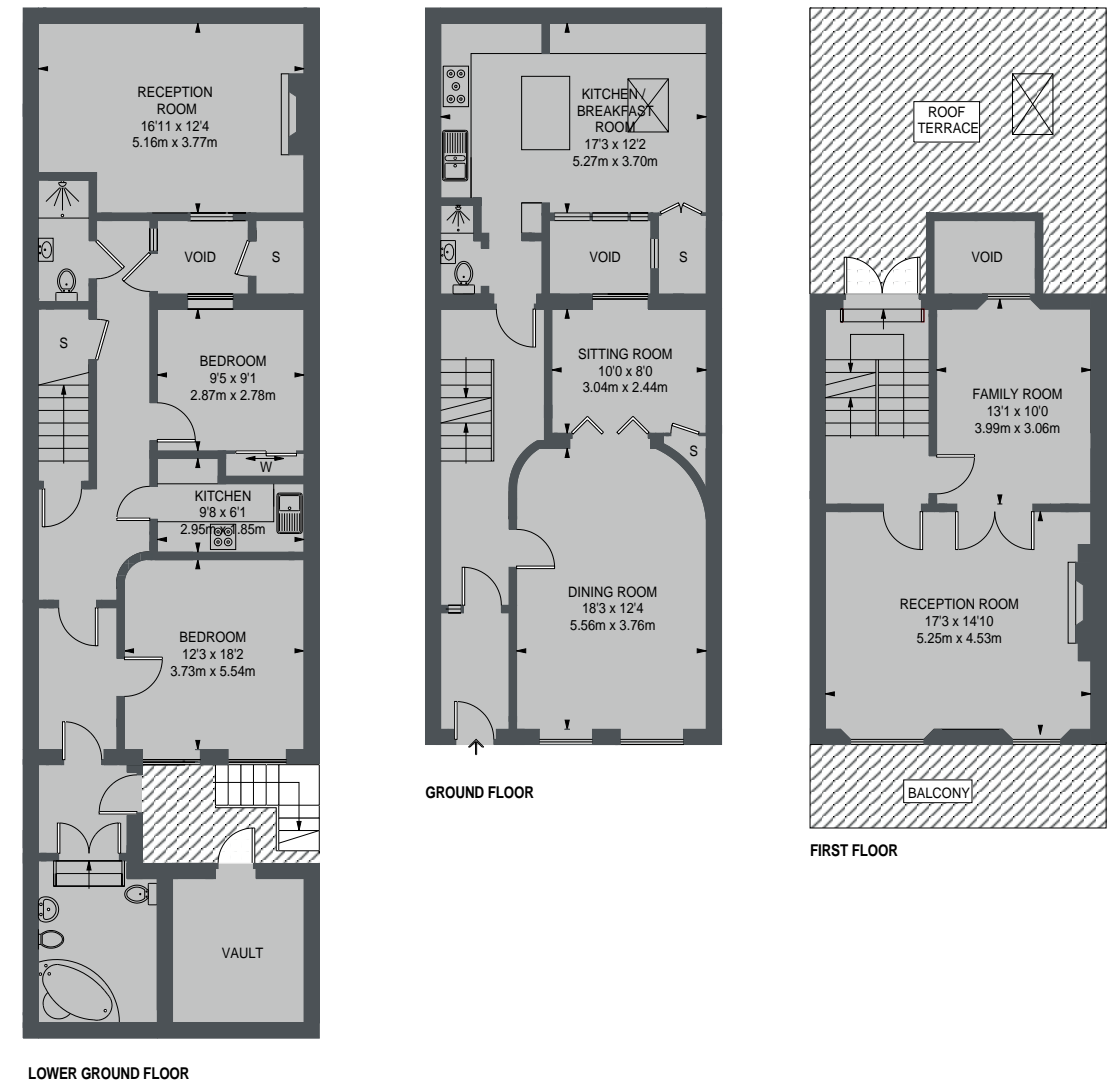
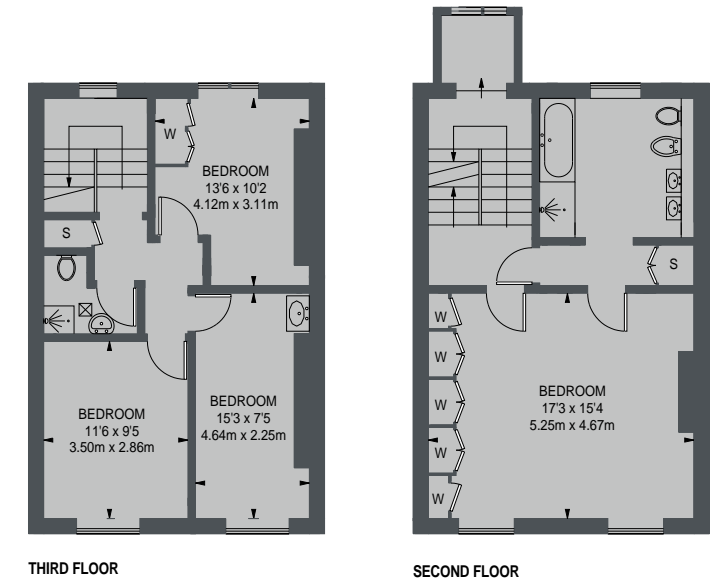
- Freehold
- Grade II Listed
- Classical Georgian Architecture
- Period Features And High Ceilings
- West Facing Roof Terrace
- Moments From Marylebone High Street







# Upper Montagu Street, Marylebone London, W1H

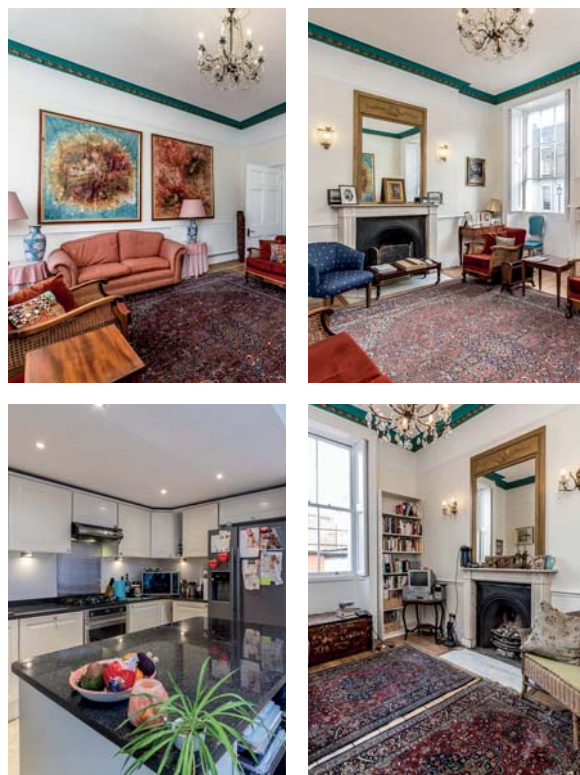


Dexters Marylebone  
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London, W1G 8NJ  
Sales  
020 7224 5544

TOTAL APPROX. FLOOR AREA 3,190 SQ.FT (296.38 SQ.M)  
(EXCLUDING VAULT & VOID)

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.





Price on application

**Dexters**

Marylebone  
020 7224 5544

[dexters.co.uk](https://www.dexters.co.uk)

