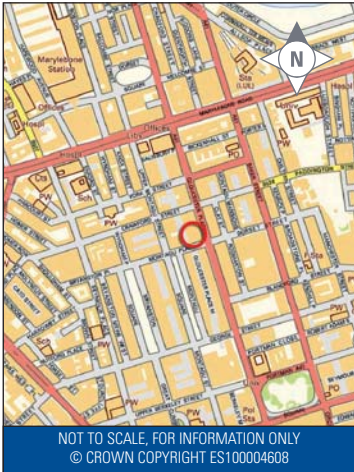


**Flat 6 & Flat 7
Greenhaven Court,
1A Montagu Place,
Marylebone W1H 2EP**

**2 Leasehold Vacant West End
Flats with Parking Offered as
Separate Lots.**



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- **2 Separate Lots**
- **2 Bedrooms**
- **West End Location**
- **Parking Space with Each Flat**
- **Concierge and Lift in Block**

Location & Description

A pair of self-contained second floor flats in an attractive block on the corner of Montagu Place and Gloucester Place in the heart of the West End. The nearest stations are Marylebone (mainline and underground - Bakerloo line) and Baker Street (Metropolitan/Hammersmith & City/Circle lines).

Accommodation

Lot 24 : Flat 6 comprising: Living room, master bedroom with en-suite bathroom/WC, second bedroom, fitted kitchen, family bathroom/WC, central heating (not tested).

Lot 25 : Flat 7 comprising: Living room, master bedroom with en-suite bathroom/WC, second bedroom, fitted kitchen, family bathroom/WC, central heating (not tested).

The block has a concierge and a lift. Each flat will be offered with a parking space in the basement parking area.

Each flat is currently occupied by medical tourists but will be offered **VACANT** on completion. We understand the common parts of the block have recently been renovated.

Lease Details

The sellers are offering a new lease which runs until 2061 (at a ground rent of £250 p.a.) because that is when the head leasehold interest (which the receivers took control of) expires. Under the Leasehold Reform Housing & Urban Development Act 1993 the lessee is entitled to a lease extension after 2 years of ownership.

CONTACT: 020 8520 8383



Flat 6 - Bedroom



Flat 6 - Living Room

GUIDE PRICE: £575,000 - £600,000 each