

# THE MONTAGU

MARYLEBONE VILLAGE W1



HURLINGTON  
PROPERTY

Galliard  
Homes

MARYLEBONE  
**w1**  
THE MONTAGU  
MARYLEBONE VILLAGE

15 exclusive apartments  
in the heart of the West End, little  
over 5 minutes from its most  
fashionable quarter,

## Marylebone Village

and surrounded by the Capital's  
world class shopping streets and  
prestigious cultural landmarks.



THE MONTAGU, CRAWFORD STREET, MARYLEBONE, LONDON W1



Take a 10 minute stroll into Regent's Park with London's entire West End on your doorstep.







Or take a 10 minute  
leisurely wander  
along to Marble Arch,  
Oxford Street, Hyde  
Park and Park Lane.





connect

Five ZONE 1 tube lines  
within 5 minutes walk at Baker Street.



Average journey times from Baker Street:

Regent's Park	2 mins	Tottenham Court Rd	9 mins
St John's Wood	2 mins	Leicester Square	10 mins
Bond Street	2 mins	Covent Garden	11 mins
Oxford Circus	4 mins	London Bridge	11 mins
Paddington	4 mins	Liverpool Street	14 mins
Green Park	4 mins	Bank	16 mins
Kings Cross/St Pancras	5 mins	Canary Wharf	18 mins
Piccadilly Circus	6 mins	London Heathrow	25 mins
Westminster	7 mins	London City Airport	30 mins

Baker Street

Located a 5 minute walk away on the corner of Marylebone Road and Baker Street itself, the station provides Hammersmith & City, Metropolitan, Bakerloo, Circle and Jubilee line services, connecting to London's entire transport network.

Journey times from Baker Street are exceptional, with the majority of prime destinations reached within 10 minutes.





Fabulous apartments within a 10 minute stroll of the Capital's most characteristic, individual and cosmopolitan urban village puts The Montagu in a league of its own.

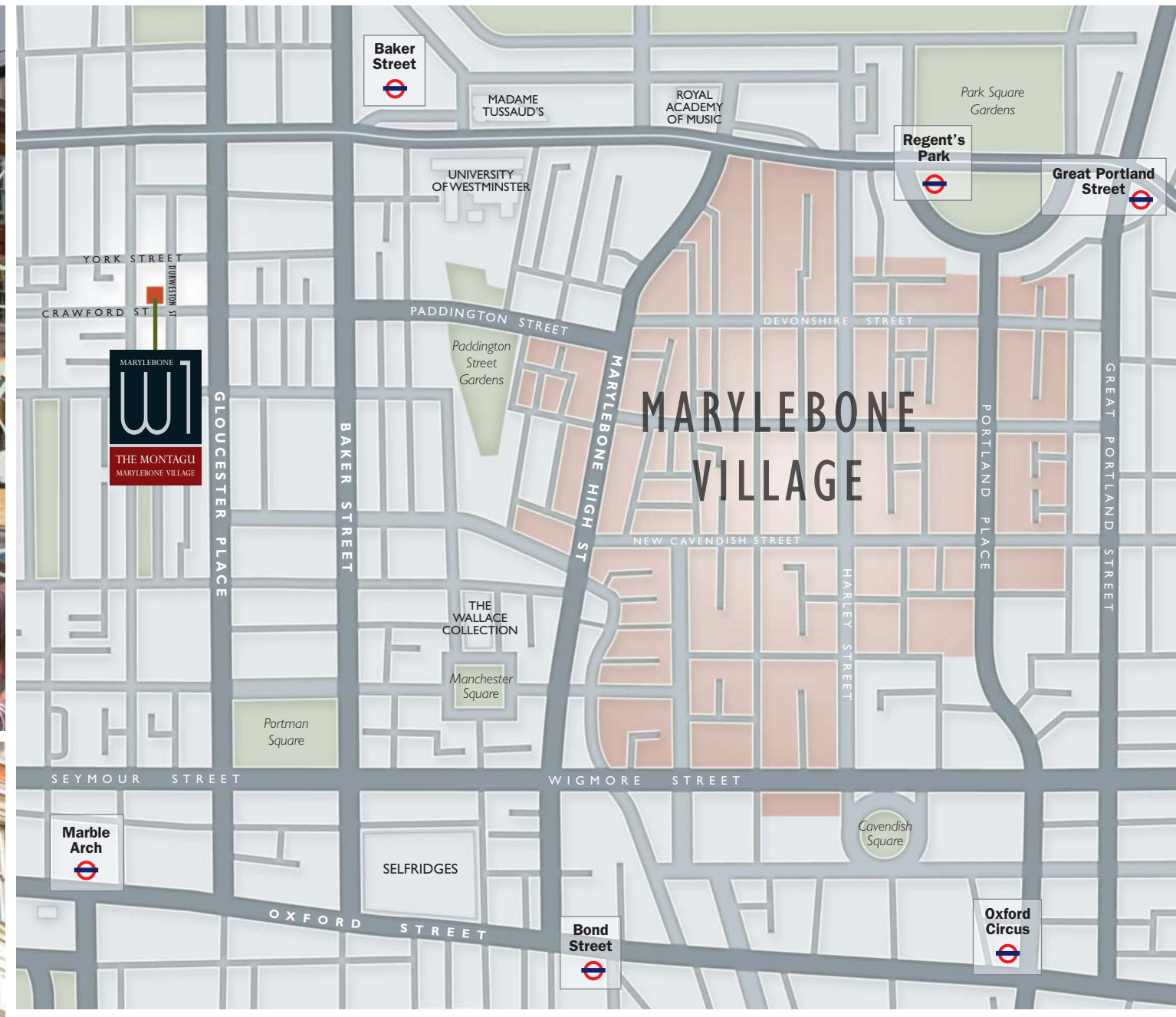
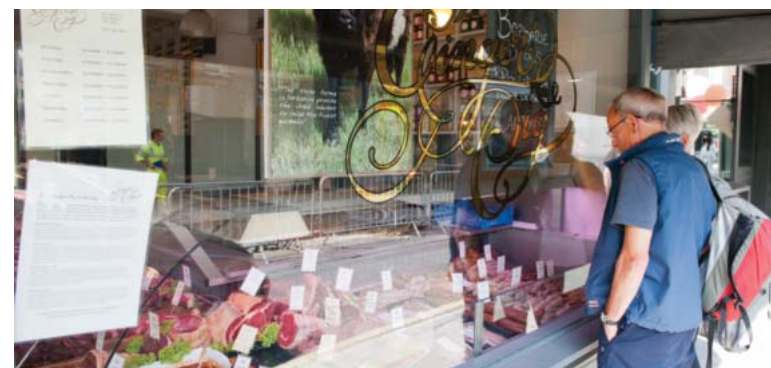
The 'village' is home to an eclectic mix of fashionable, high quality independent retailers, an endless array of bars, restaurants and al-fresco eateries with a fusion of vibrant entertainment and nightlife radiating from its quirky colourful streets.

# culture

Today, Marylebone and its vibrant cosmopolitan village says everything and has everything for chic London living.

Marylebone Village attracts residents from across the world to its atmospheric and enriched cultural lifestyle - giving locals every reason to refer to it as 'the international village'.

All the brand names that label exclusivity are found along its pavements, creating a truly unique haven in the heart of London.







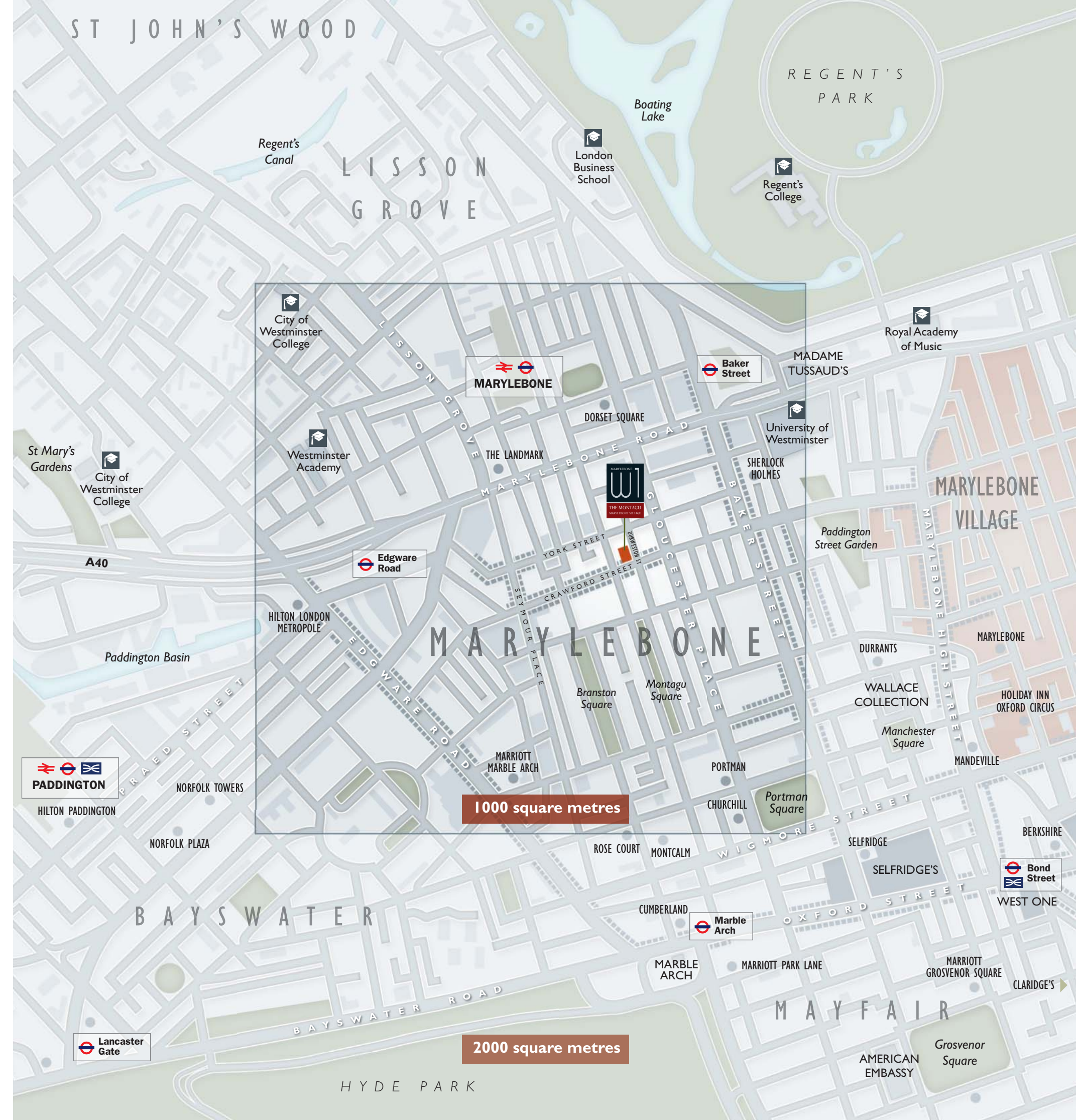
prestige

The most distinguished brand names, cuisine, entertainment and hospitality whenever you choose.

Oxford Street, Bond Street, Regent's Park, Hyde Park, Covent Garden - in fact all the names synonymous with prestigious London living are minutes from The Montagu.

Given also the array of world renowned hotels and cultural landmarks within immediate proximity of the apartments, and the two square kilometres on the map opposite begin to portray the stunning central location residents will reside in.

Whether it's city commerce, haute couture fashion browsing, or afternoon tea at Claridge's, every aspect of exclusive living awaits residents at The Montagu.







# class

Within 10 minutes walk of the University of Westminster or minutes on the tube to every other principal institution.



	
University of Westminster Marylebone Road, NW1 5LS	8 mins
Regent's College London Inner Circle, NW1 4NS	15 mins
	
UAL London College of Fashion 20 John Prince's Street, W1G 0BJ	4 mins
Slade School of Fine Art UCL, Gower Street, WC1E 6BT	4 mins
University College London Gower Street, WC1E 6BT	4 mins
Royal Academy of Arts 6 Burlington Gardens, W1S 3ET	5 mins
King's College London Stamford Street, SE1 8WA	8 mins
UAL Central Saint Martin Granary Square, N1C 4AA	6 mins
London Metropolitan University 84 Moorgate, EC2M 6SQ	13 mins
Royal College of Art Kensington Gore, SW7 2EU	14 mins
Imperial College London Exhibition Road, SW7 2AZ	14 mins
University of London Brunswick Centre, WC1N 1AW	16 mins
London School of Economics Houghton Street, WC2A 2AE	16 mins
City University London Northampton Square, EC1V 0HB	16 mins

All journey times are from Baker Street station to the nearest tube station of each university stated above. Source: tfl.gov.uk







The Montagu -  
luxurious living in a  
unique quarter of a  
world class capital.





A select collection of  
stunning platinum  
specification studio  
and 1, 2 & 3  
bedroom apartments.



This prestigious development offers 15 exclusive and luxuriously appointed apartments within its traditional London brick façade.

The apartments are arranged from ground to third floor with a lift serving all levels.

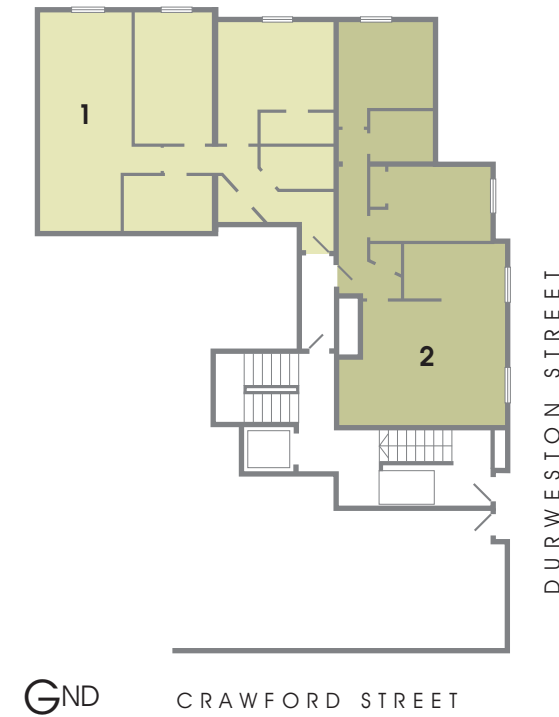
The building has a lower ground parking facility accessed from the rear courtyard with secure car parking available (at an additional cost).

The Montagu offers a unique investment opportunity in one of the most sought after and niche residential pockets of the Capital...

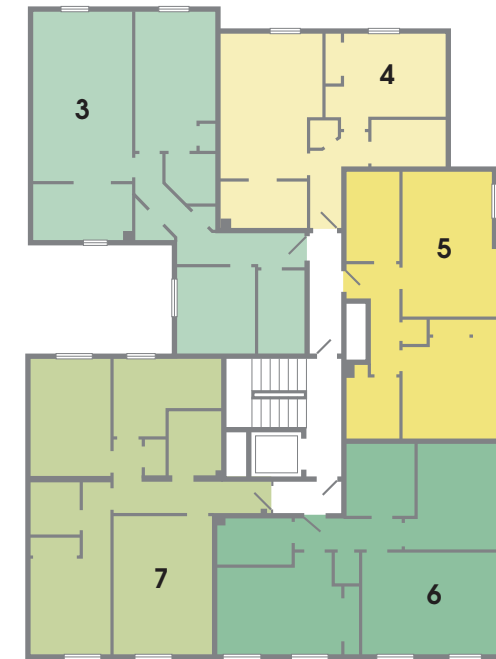
Marylebone, so much more than just an exclusive address.

#### Features include:

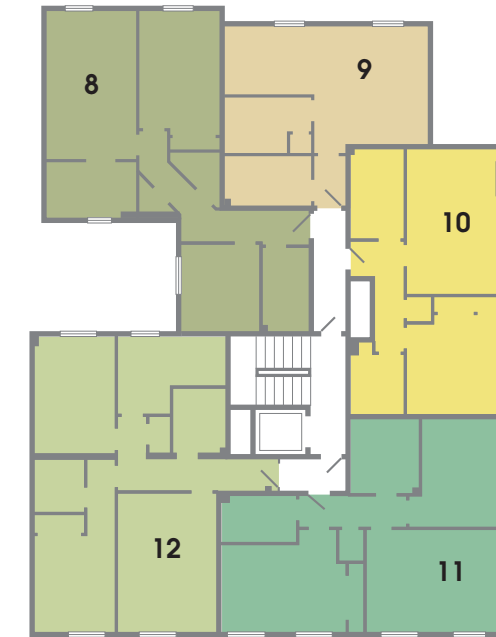
- Choice of studio and 1, 2 & 3 bedroom apartment styles.
- Galliard Homes Platinum level specifications throughout including Miele integrated kitchen appliances.
- Video entryphone security.
- Option to purchase secure car parking.
- Excellent capital growth potential.
- Minutes from major transport hubs and forthcoming Crossrail interchange at Paddington - offering prime high yield rental catchment opportunities.



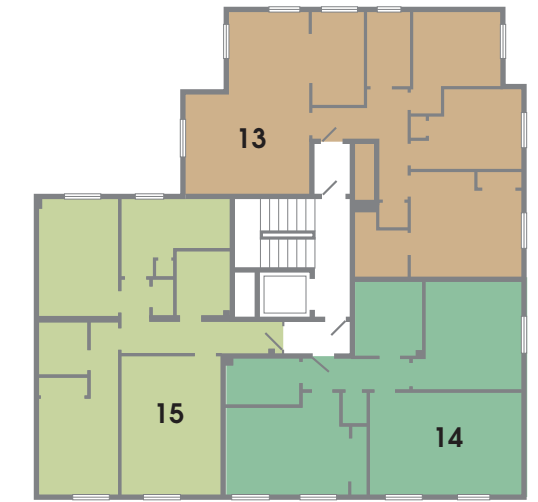
- |   |                 |            |
|---|-----------------|------------|
| 1 | 2 bed apartment | 766 sq.ft. |
| 2 | 2 bed apartment | 617 sq.ft. |



- |   |                 |            |
|---|-----------------|------------|
| 3 | 2 bed apartment | 654 sq.ft. |
| 4 | 1 bed apartment | 430 sq.ft. |
| 5 | 1 bed apartment | 467 sq.ft. |
| 6 | 2 bed apartment | 594 sq.ft. |
| 7 | 2 bed apartment | 653 sq.ft. |

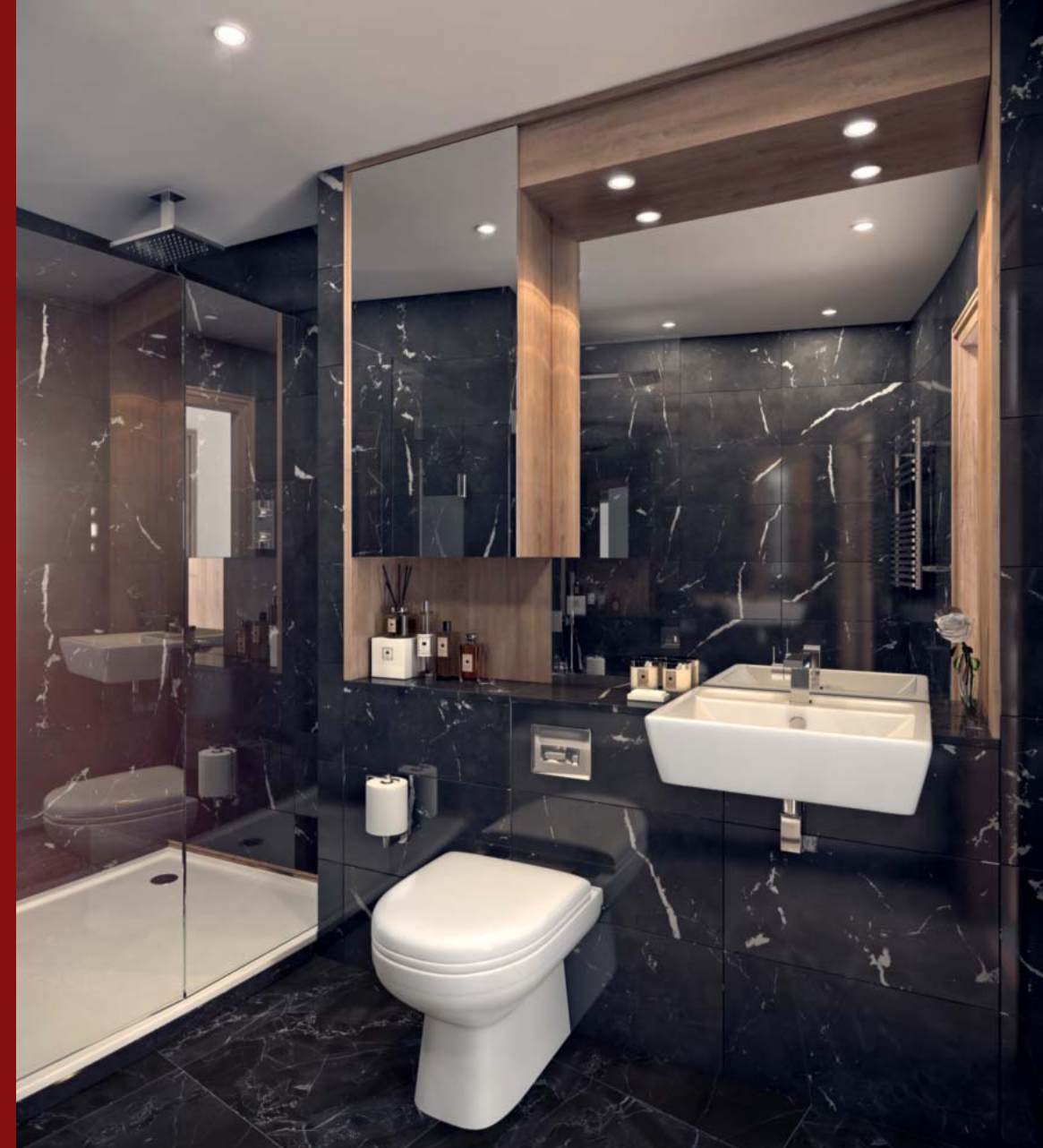


- |    |                  |            |
|----|------------------|------------|
| 8  | 2 bed apartment  | 569 sq.ft. |
| 9  | Studio apartment | 354 sq.ft. |
| 10 | 1 bed apartment  | 467 sq.ft. |
| 11 | 2 bed apartment  | 609 sq.ft. |
| 12 | 2 bed apartment  | 652 sq.ft. |



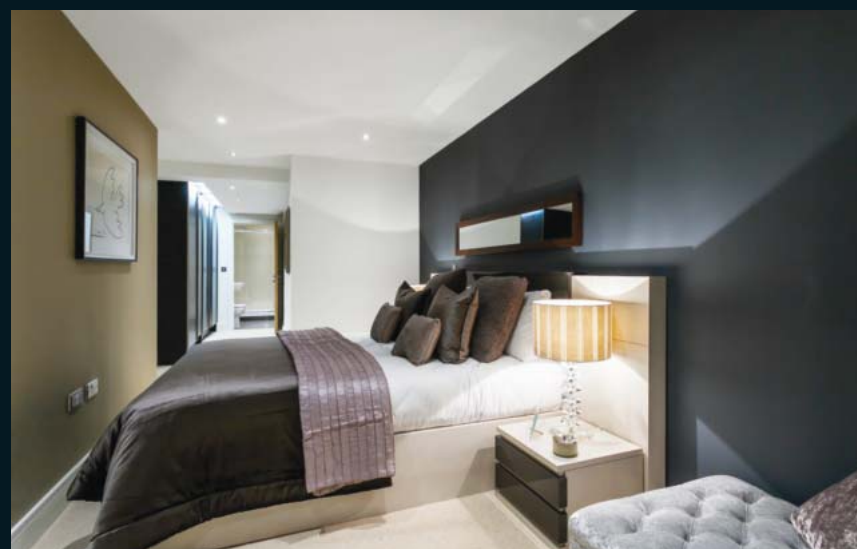
- |    |                 |            |
|----|-----------------|------------|
| 13 | 3 bed apartment | 749 sq.ft. |
| 14 | 2 bed apartment | 608 sq.ft. |
| 15 | 2 bed apartment | 644 sq.ft. |





Galliard Homes images at other Platinum developments.

Each apartment will offer unprecedented levels of sophisticated style while being finished & equipped for contemporary living.

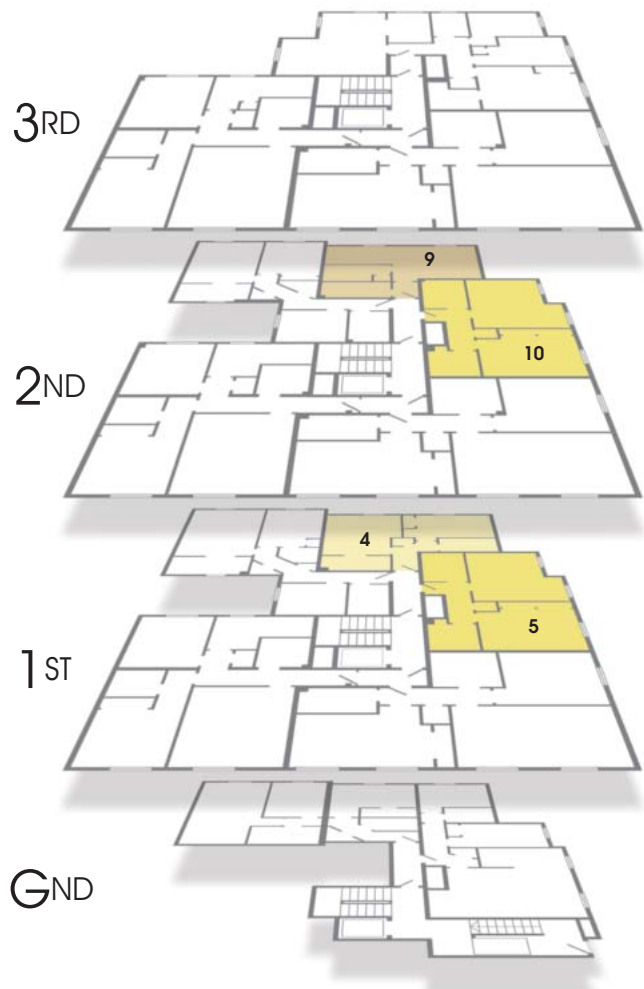


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# Studio and 1 bedroom apartments



**9 Studio apartment**

Living area	3.7 x 3.7m	12'2" x 12'2"
Kitchen	2.8 x 1.8m	9'2" x 5'10"
Bedroom area	2.8 x 2.2m	9'2" x 7'2"
Total area	32.8 sq.m.	354 sq.ft.



**4 1 Bed apartment**

Living/dining	4.7 x 3.2m	15'5" x 10'5"
Kitchen area	2.8 x 1.6m	9'2" x 5'3"
Bedroom	3.8 x 2.7m	12'9" x 9'0"
Total area	39.9 sq.m.	430 sq.ft.



**5 10 1 Bed apartment**

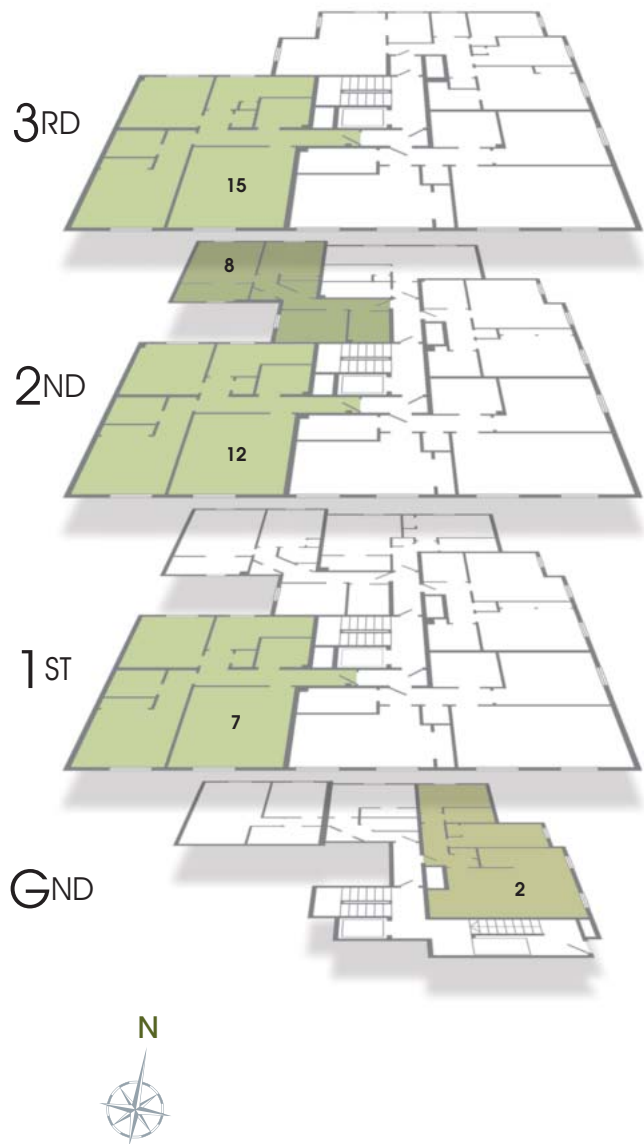
Living/dining	4.7 x 3.6m	15'5" x 11'9"
Kitchen	2.9 x 1.7m	9'5" x 5'6"
Bedroom	3.7 x 3.6m	12'2" x 11'9"
Total area	43.3 sq.m.	467 sq.ft.



Apartment floor plans are indicative of the intended enhanced interior layouts but are subject to architectural finalisation. Room dimensions and total areas stated are approximate and should be used as a guide only. Furniture and floor finishes shown for illustrative purposes only.



# 2 bedroom apartments



8	2 Bed apartment	
Living/dining	4.7 x 2.9m	15'8" x 9'6"
Kitchen area	3.0 x 1.8m	9'9" x 5'10"
Master bedroom	4.4 x 2.5m	14'5" x 8'5"
Bedroom 2	2.6 x 2.4m	8'7" x 8'2"
Total area	52.8 sq.m.	569 sq.ft.



7	12	15	2 Bed apartment	
Living/dining	4.5 x 3.2m	14'9" x 10'6"		
Kitchen	3.5 x 2.5m	11'5" x 8'2"		
Master bedroom	5.6 x 2.5m	18'5" x 8'4"		
Bedroom 2	3.7 x 2.6m	12'3" x 8'5"		
Total area 7	60.6 sq.m.	653 sq.ft.		
Total area 12	60.5 sq.m.	652 sq.ft.		
Total area 15	59.8 sq.m.	644 sq.ft.		



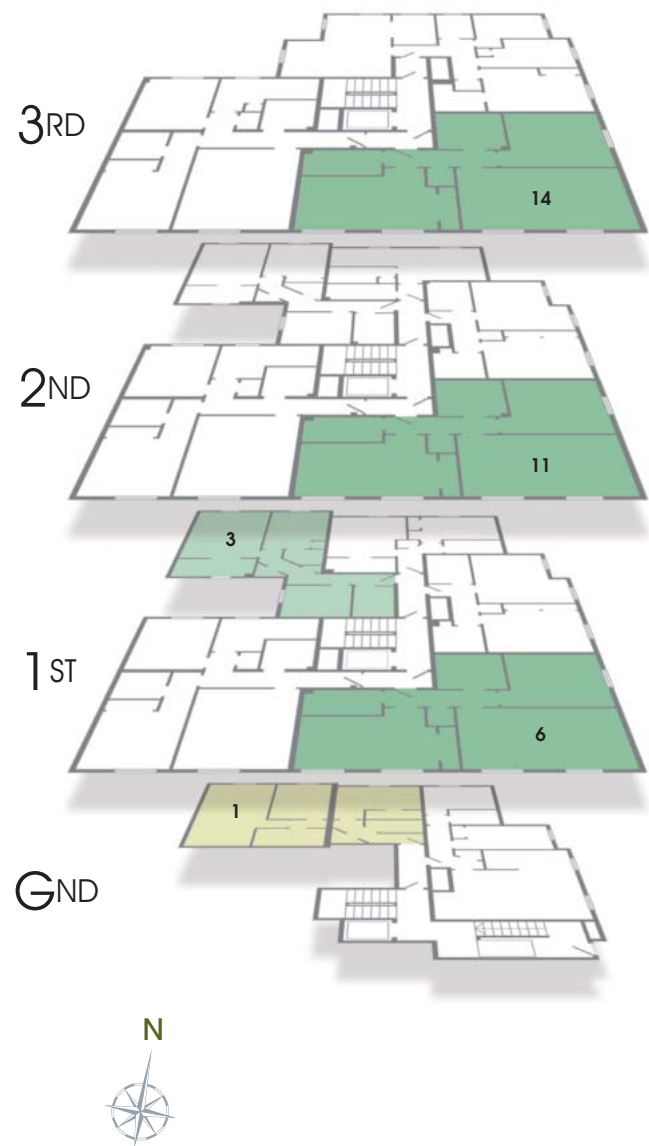
2	2 Bed apartment	
Living/dining	5.9 x 5.3m	19'4" x 17'8"
Kitchen area	3.3 x 1.7m	10'9" x 5'6"
Master bedroom	3.8 x 2.4m	12'7" x 8'0"
Bedroom 2	3.4 x 3.0m	11'2" x 9'11"
Total area	57.3 sq.m.	617 sq.ft.



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# 2 bedroom apartments



6 11 14

### 2 Bed apartment

Living/dining	4.8 x 3.2m	16'0" x 10'6"
Kitchen	2.1 x 2.1m	6'10" x 6'10"
Master bedroom	3.9 x 3.2m	13'0" x 10'6"
Bedroom 2	3.6 x 3.3m	11'11" x 10'10"
Total area 6	55.2 sq.m.	594 sq.ft.
Total area 11	56.6 sq.m.	609 sq.ft.
Total area 14	56.4 sq.m.	608 sq.ft.



### 3 2 Bed apartment

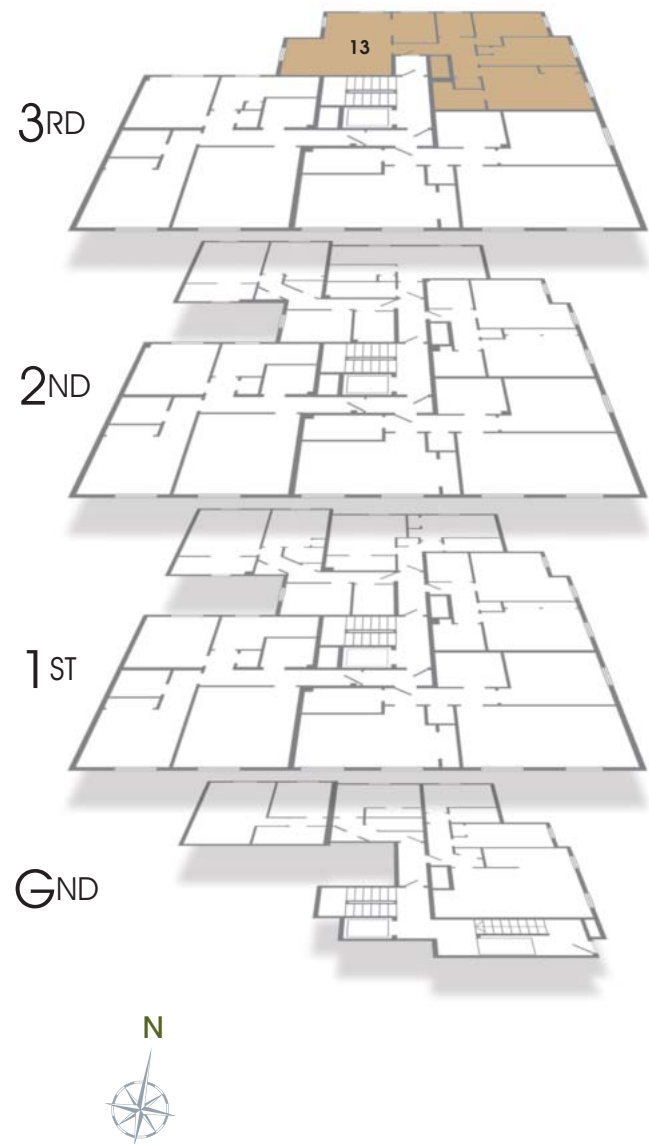
Living/dining	5.4 x 3.2m	18'0" x 10'6"
Kitchen area	3.2 x 1.7m	10'6" x 5'6"
Master bedroom	4.4 x 2.7m	14'5" x 8'11"
Bedroom 2	2.6 x 2.4m	8'7" x 8'0"
Total area	60.7 sq.m.	654 sq.ft.

### 1 2 Bed apartment

Living/dining	7.4 x 3.2m	24'3" x 10'5"
Kitchen	3.0 x 1.7m	9'9" x 5'6"
Master bedroom	4.0 x 3.9m	13'0" x 12'9"
Bedroom 2	4.3 x 2.7m	14'3" x 8'10"
Total area	71.2 sq.m.	766 sq.ft.







# 3 bedroom apartment



<b>13</b>	<b>3 Bed apartment</b>	
Living/dining	5.7 x 3.9m	18'9" x 12'9"
Kitchen area	3.0 x 1.7m	9'9" x 5'6"
Master bedroom	3.5 x 3.3m	11'7" x 10'9"
Bedroom 2	3.5 x 2.6m	11'7" x 8'6"
Bedroom 3	3.3 x 2.8m	11'0" x 9'2"
<b>Total area</b>	<b>69.5 sq.m.</b>	<b>749 sq.ft.</b>

Apartment floor plans are indicative of the intended enhanced interior layouts but are subject to architectural finalisation. Room dimensions and total areas stated are approximate and should be used as a guide only. Furniture and floor finishes shown for illustrative purposes only.



General Specification

- Walls & ceilings in brilliant white matt finish.
- Solid natural oak door linings, skirtings and architraves.
- Engineered one strip oak veneer flooring to principal reception rooms (living/dining & lounge).
- Oak veneered internal doors.
- Polished stainless steel door furniture.
- Brushed metal finish switch & socket plates.
- Fully integrated speaker system.
- Recessed low energy downlighting.
- Satellite, terrestrial TV & telephone sockets to living rooms and bedrooms.
- All TV sockets Sky HD and 3D enabled (subject to subscription).
- All aerial sockets connected to receive terrestrial and digital channels.
- Dimmer switches to living room and all bedroom lighting.
- Double glazing throughout (subject to consents).

Kitchen

- Engineered one strip oak veneer flooring.
- High gloss white lacquered unit doors with concealed handles.
- Coloured natural stone worktop.
- Glass splashback from worktop to underside of wall units.
- Miele integrated appliances to include:
  - single low level oven.
  - built in microwave.
  - 4 ring ceramic hob with hood.
  - Washer/dryer, dishwasher & fridge/freezer.
- Underlighting to wall units.
- Stainless steel 1 ½ bowl undermounted sink with square profile tap and grooved worktop drainer.
- Centralised appliance switch panel.

Hallway

- One strip solid natural oak veneer flooring.

Bathrooms & En-suites

- Large format natural stone floor and wall tiling (master en-suites fully tiled).
- White bathroom suite featuring steel bath, back to wall WC and square profiled semi recessed basin.
- Coloured glass bath panel.
- Clear glass frameless bath screen and/or shower enclosure.
- Concealed plumbing with natural stone vanity top.
- Oak framed recess with mirrored cabinet and feature downlighting.
- Shaver socket.
- Chrome plated square profile taps, bottle trap, dual flush cistern plate, thermostatic bath filler/shower mixer, shower rail and handset.
- Chrome plated square profile electric heated towel rail.

Bedrooms

- Quality oatmeal fully fitted carpets with underlay.
- Fully integrated full height wardrobes with sliding glass door fronts to all bedrooms.

Security

- Video entry phone system.

Communal Areas

- Luxuriously finished entrance lobby.
- Lift serving each apartment level.
- Carpeted staircase and landing.

Car Parking

- Lower ground secure parking at additional cost.

SPECIFICATION



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# THE MONTAGU

MARYLEBONE VILLAGE W1

## GALLIARD HOMES

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## HURLINGTON PROPERTY

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