



GEORGE STREET, MARYLEBONE, W1H
£825 per week*

Carter Jonas

BERNARD HOUSE GEORGE STREET MARYLEBONE LONDON W1H 5LA

- Three Bedrooms
- One Bathroom
- Guest WC
- One Reception Room
- Fitted Kitchen
- Fourth Floor with Lift
- Unfurnished (or furnished at separate cost)

THE PROPERTY

This fourth floor apartment (with lift) comprises of three bedrooms, one bathroom plus a guest WC, modern kitchen and a bright reception room with wood flooring.

The property is professionally managed by the Portman Estate.

George Street is close to Marble Arch and all the fantastic high-end shops on Oxford Street such as, Selfridges. The location is excellent and very convenient for several transportation options. Hyde Park is easily accessible by foot for Green Spaces. Marble Arch station and Edgware Road station, both within 0.4 miles, are the closest tube stops (Approximately 0.6 miles).

The Portman Estate's 110 acres of land within Marylebone, London W1, has a rich heritage dating back to the 16th century and is the setting for continual investment in premium residential properties, shops and independent businesses. The Portman Estate includes key places of architectural and historical interest along with a vibrant blend of shops, restaurants, wine-bars, hotels and garden squares.

Available for long term rental on an unfurnished basis, or furnished via separate negotiation.

Three bedroom apartment situated on the fourth floor (with lift) of a period building located close to all the amenities of Marylebone Village. Available to rent until 24th March 2024 only.



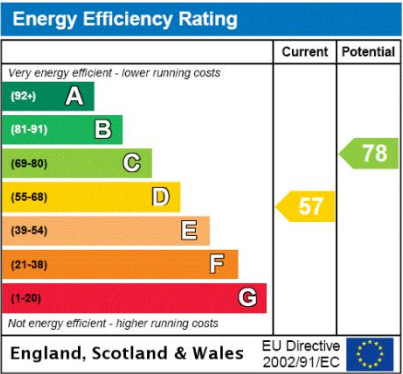
Holding deposit is 1 week's rent = £825 (at asking price)

Security deposit is 5 week's rent = £4,125 (at asking price £825 pw)

Council Tax Band D

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	City of Westminster - Selective Licences - Council Tax Band D



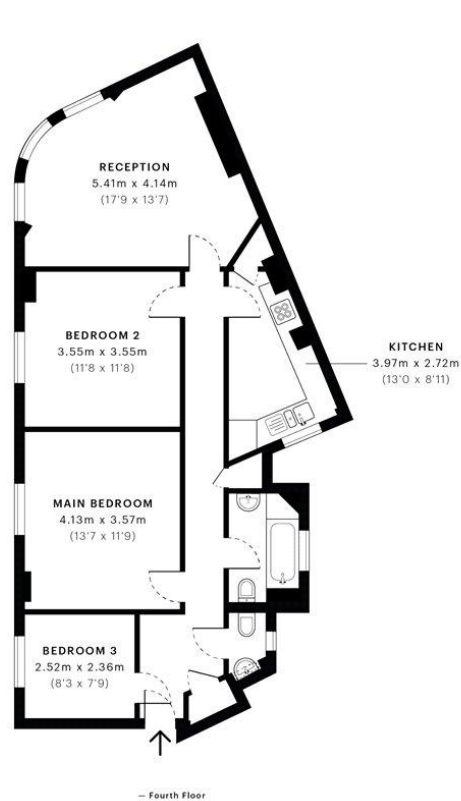
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Bernard House, W1H

CAPTURE DATE 10/12/2020 LASER SCAN POINTS 1,808,263

GROSS INTERNAL AREA

81.68 sqm / 879.20 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
81.68 sqm / 879.20 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
76.00 sqm / 818.06 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 80.86 sqm / 870.37 sqft
IPMS 3C RESIDENTIAL 76.91 sqm / 827.85 sqft

spec id: 5f6f92cc8c7e010d8e784034



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot 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. 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.

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Classification L2 - Business Data