



**GLOUCESTER PLACE, MARYLEBONE, W1U**  
£807 per week\*

**Carter Jonas**

## FLAT 4, GLOUCESTER PLACE, MARYLEBONE, LONDON, W1U 8JE

- One bedroom apartment
- Open plan reception room
- Modern bathroom
- Second floor
- Unfurnished (Furniture available at additional costs)

### THE PROPERTY

The property comprises a large reception room with feature fireplace and wooden flooring, open plan kitchen, double bedroom with small balcony and bathroom.

The property is professionally managed by The Portman Estate.

Available for long term rental on an unfurnished basis, or furnished (at separate cost).

Gloucester Place is ideally situated for the retail and entertainment options in Marylebone and St. Johns Wood, all of which are only 0.7 miles away, as well as the natural areas of close-by Regent's Park. It is situated just north of Dorset Square (approximately 320 meters). Marylebone Station, which serves the Jubilee, Bakerloo, Metropolitan, Circle, Hammersmith, and City lines, is conveniently situated (approximately 0.2 miles away), as is Baker Street Underground Station.

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, including Portman Village, restaurants, wine-bars, hotels and garden squares - a perfect mix of leisure opportunities for residents in the heart of London's West End.

Holding deposit is 1 week's rent = £807 (at asking price)

Security deposit is 5 week's rent = £4,035 (at asking price £807pw)

Minimum term 12 months

## Refurbished second floor one bedroom apartment within a smart period conversion.



Council Tax Band G

For the latest information on broadband and mobile coverage, please visit [/checker.ofcom](https://www.checker.ofcom.gov.uk/) for the most up-to-date details.

## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority City of Westminster - Selective Licences - Council Tax Band G

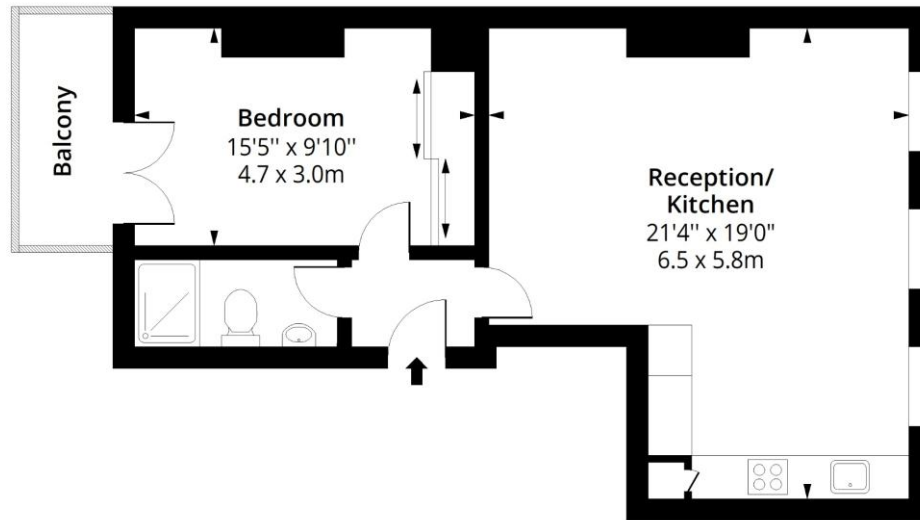
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Gloucester Place, W1U

Approx. Gross Internal Area 580 Sq Ft - 53.88 Sq M

Approx. Gross Balcony Area 45 Sq Ft - 4.18 Sq M



## Second Floor

Floor Area 580 Sq Ft - 53.88 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 23/2/2024

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Classification L2 - Business Data



### IMPORTANT INFORMATION

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