



**MANCHESTER STREET, MARYLEBONE, W1U**

£895 per week\*

**Carter Jonas**

## **FLAT 2, MANCHESTER STREET, MARYLEBONE, LONDON, W1U 7LH**

- 1 Bedroom
- 1 Bathroom
- Open plan Kitchen/ Reception Room
- Second Floor
- 645 Square Foot

### **THE PROPERTY**

This elegantly refurbished apartment is located in a period conversion, offering an abundant natural light, period features and wooden floors throughout.

The property is professionally managed by The Portman Estate.

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

Holding deposit is 1 week's rent = £895 (at asking price)

Security deposit is 5 week's rent = £4,475 (at asking price £895pw)

Minimum Term 12 months

Council Tax Band E

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

Manchester Street is conveniently located in the heart of Marylebone Village, just off Manchester Square. It is only a short distance from the restaurants, shops, and attractions of Marylebone and the West End, as well as outdoor spaces of Hyde Park, Regent's Park, and Manchester Square. Transport links are excellent from nearby Bond Street (about 0.5 mile) and Baker Street (about 0.3 mile) underground stations, as well as Marylebone (about 0.6 mile), Paddington (about 1.1 mile), and Euston (about 1.3 mile) mainline stations.

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

## **A stunning newly refurbished one bedroom located apartment in the heart of Marylebone Village and close to Baker Street Tube.**




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.

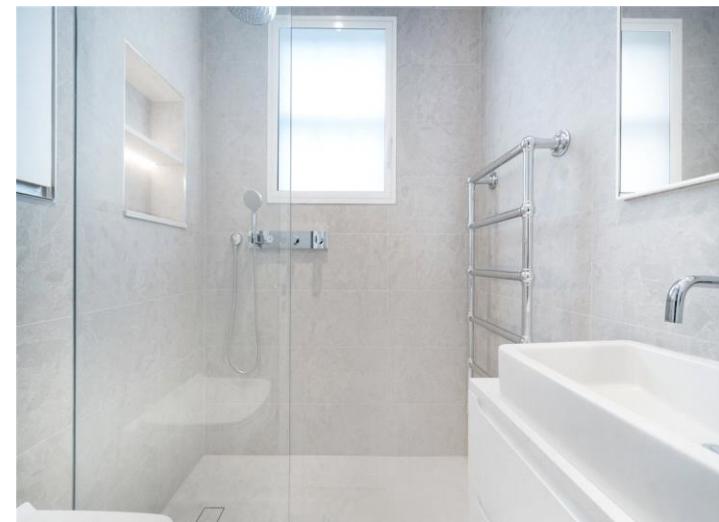
## ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

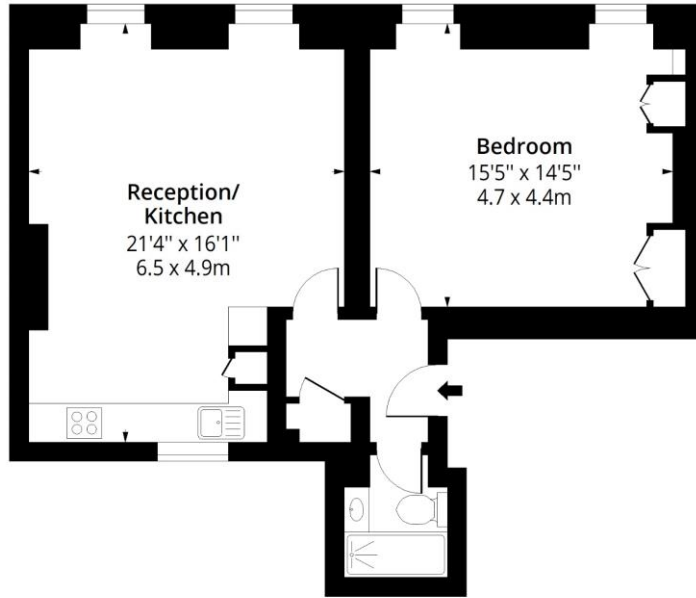
Local Authority Westminster City Council - Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# Manchester Street, W1U

Approx. Gross Internal Area 654 Sq Ft - 60.76 Sq M



## Second Floor

Floor Area 654 Sq Ft - 60.76 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: 3/10/2024



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INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

### 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](http://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.