



TAUNTON PLACE, LONDON, NW1
£2,800 per month*

Carter Jonas

FLAT 12, BALCOMBE HOUSE, TAUNTON PLACE, LONDON, NW1 6HA

- Newly refurbished
- 1 Bedroom
- 1 Bathroom
- Reception room
- Kitchen
- Unfurnished or furnished at additional cost

THE PROPERTY

Discover a modern 1-bedroom apartment for rent on Taunton Place, featuring built-in wardrobes, a sleek bathroom, and a spacious reception room. Enjoy a separate kitchen with integrated appliances, perfect for convenient living. This bright, spacious home is ideal for those seeking comfort and style in a prime location

Available for long term rental on an unfurnished basis.

Nestled in the heart of London, Taunton Place captivates with its blend of historic allure and modern vibrancy. Victorian architecture lines the streets, complemented by lush greenery. Charming local shops and cafes invite exploration, creating a warm and inviting atmosphere for residents and visitors alike in this delightful London neighbourhood. You can access every part of London from Baker Street station (0.5 miles) and Edgware Road station (0.6 miles).

Holding deposit is 1 week's rent = £646 (at asking price)

Security deposit is 5 week's rent = £3,230.77 (at asking price £646pw)

Council Tax Band D

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

One bedroom apartment located on Taunton Place, a modern building, close to Marylebone Station.




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 D

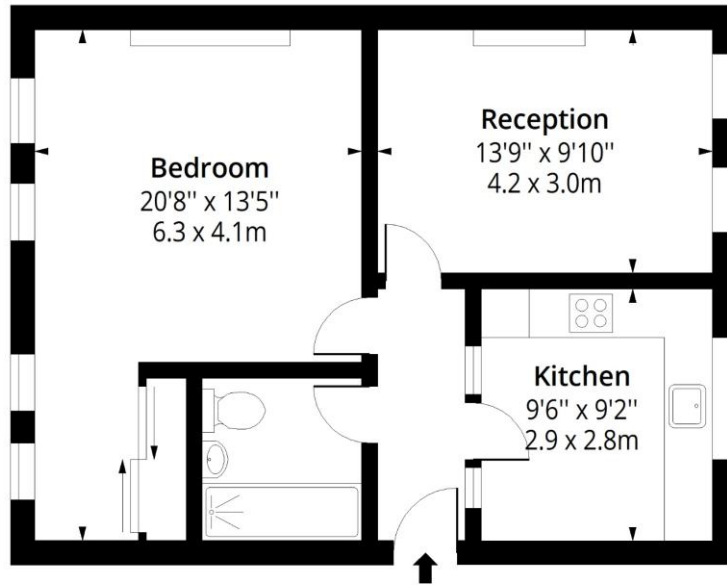
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(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	



Balcombe House, NW1

Approx. Gross Internal Area 566 Sq Ft - 52.58 Sq M



Fifth Floor

Floor Area 566 Sq Ft - 52.58 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: 10/10/2024

T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: marylebone.lettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
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 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 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.