



**WELBECK WAY, MARYLEBONE, W1G**  
£1,625 per week\*

**Carter Jonas**



## **WELBECK WAY, MARYLEBONE, LONDON, W1G 9YR**

- 3 Bedrooms
- 2 Bathrooms
- 2 Receptions
- Kitchen
- Plenty of storage
- Offered unfurnished or furnished at extra cost

### **THE PROPERTY**

Comprising of a reception room, a dining room, a separate kitchen, a utility room, three bedrooms, of which the master has an ensuite bathroom, one additional bathroom and two guest WC's.

This house benefits from plenty of storage.

This property is professionally managed by The Howard de Walden Estate.

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

Welbeck Way enjoys an ideal location that provides convenient access to various popular destinations such as Marylebone High Street and the West End, while also offering the peaceful surroundings of Regent's Park. The area is well-connected to transportation options, including Bond Street, Oxford Circus, Baker Street, Regent's Park, and Great Portland Street subway stations, as well as Marylebone, Euston, and Kings Cross St Pancras train stations. Moreover, the A40 and the Elizabeth Line offer easy access to the West and Heathrow.

The Howard de Walden Estate is a renowned property portfolio situated in the heart of Marylebone, London, spanning 92 acres of premium real estate. Known for its elegant blend of historical architecture and modern living, the estate offers a wide range of high-quality residential and commercial properties. One of the key advantages of renting through The Howard de Walden Estate is the dedicated in-house property management team. They provide hands-on service, ensuring that residents' needs are met promptly and efficiently. This team takes care of everything from regular maintenance to urgent repairs, making the rental experience smooth and stress-free. Moreover, residents have access to a special

## **A large three-bedroom period house located within central Marylebone within easy reach of Oxford Street and local amenities.**





discount card, offering exclusive deals and promotions at participating businesses throughout the estate. This card adds extra value to living on the Howard de Walden Estate, allowing residents to enjoy the vibrant local amenities with added perks.

Holding deposit = 1 weeks rent of £1,625 (at asking price)

Security deposit is 5 week's rent = £8,125 (at asking price)

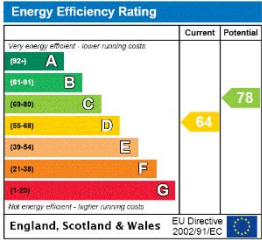
Minimum Term 12 months

Council Tax Band H

Fibre Optic broadband provided by G Network is installed in the property for the tenant's use, as a complimentary service provided by the Howard de Walden Estate.

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 H             |





## Welbeck Way

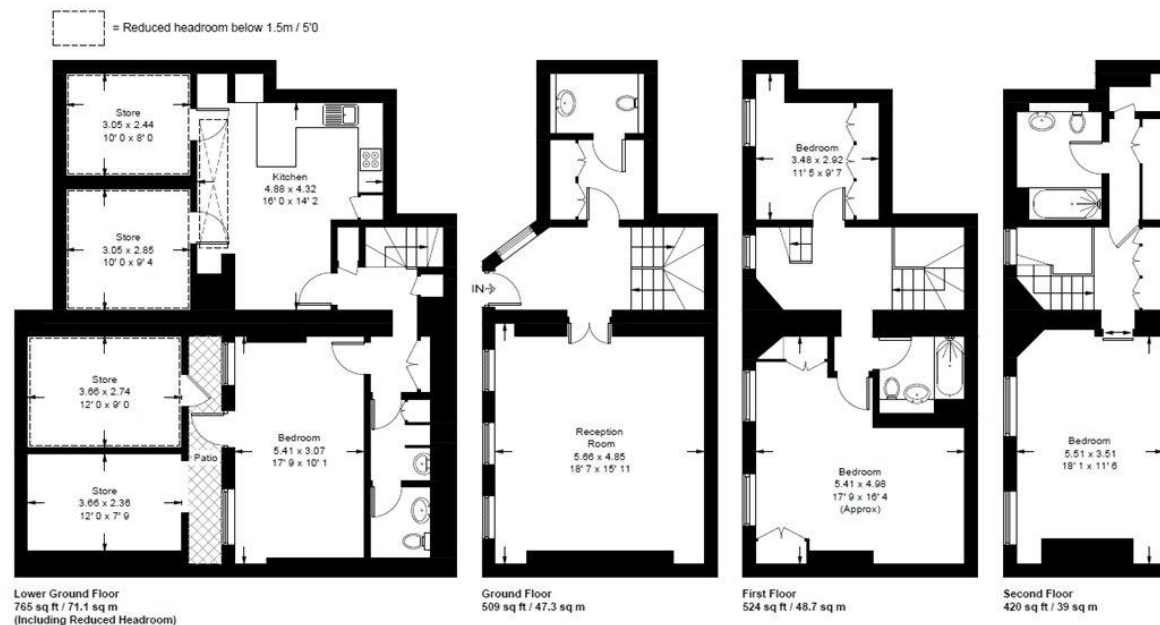
Approximate Gross Internal Area = 2062 sq ft / 191.6 sq m

Store = 91 sq ft / 8.5 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 260 sq ft / 24.2 sq m

Total = 2413 sq ft / 224.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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### IMPORTANT INFORMATION

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