



WIMPOLE STREET, MARYLEBONE, W1G

£1,275 per week*

Carter Jonas

3RD & 4TH FLOOR MAISONETTE, WIMPOLE STREET, MARYLEBONE, LONDON, W1G 8GR

- Professionally managed by The Howard de Walden Estate
- Flat available to rent on Wimpole Street
- Spacious reception room
- Separate kitchen
- Three bedrooms
- Master bedroom with ensuite bathroom and walk-in wardrobe
- One additional bathroom
- Ample built-in storage throughout
- Fibre Optic Broadband included in the rent
- Unfurnished (or furnished at separate cost)

THE PROPERTY

A three-bedroom flat available to rent on Wimpole Street in Marylebone. The property features a spacious reception room, a separate kitchen, three bedrooms—including a master with an ensuite bathroom and walk-in wardrobe—plus an additional bathroom. The flat also offers ample built-in storage throughout.

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

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

Wimpole Street boasts a prime location that offers convenient access to the first-rate facilities of Marylebone and the West End, as well as the scenic beauty of Regent's Park. Commuting is a breeze with the excellent transportation links provided by the nearby Regent's Park, Baker Street, and Great Portland Street underground stations, as well as the Marylebone, Euston, and King's Cross train stations. Additionally, the A40 provides 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

Extremely spacious top floor maisonette on the sought-after Wimpole Street, in the heart of Marylebone Village and close to all the lovely amenities of Marylebone High Street.



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 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 is 1 week's rent = £1,275 (at asking price)

Security deposit is 5 week's rent = £6,375 (at asking price £1,275pw)

Minimum Term 12 months

Council Tax Band G

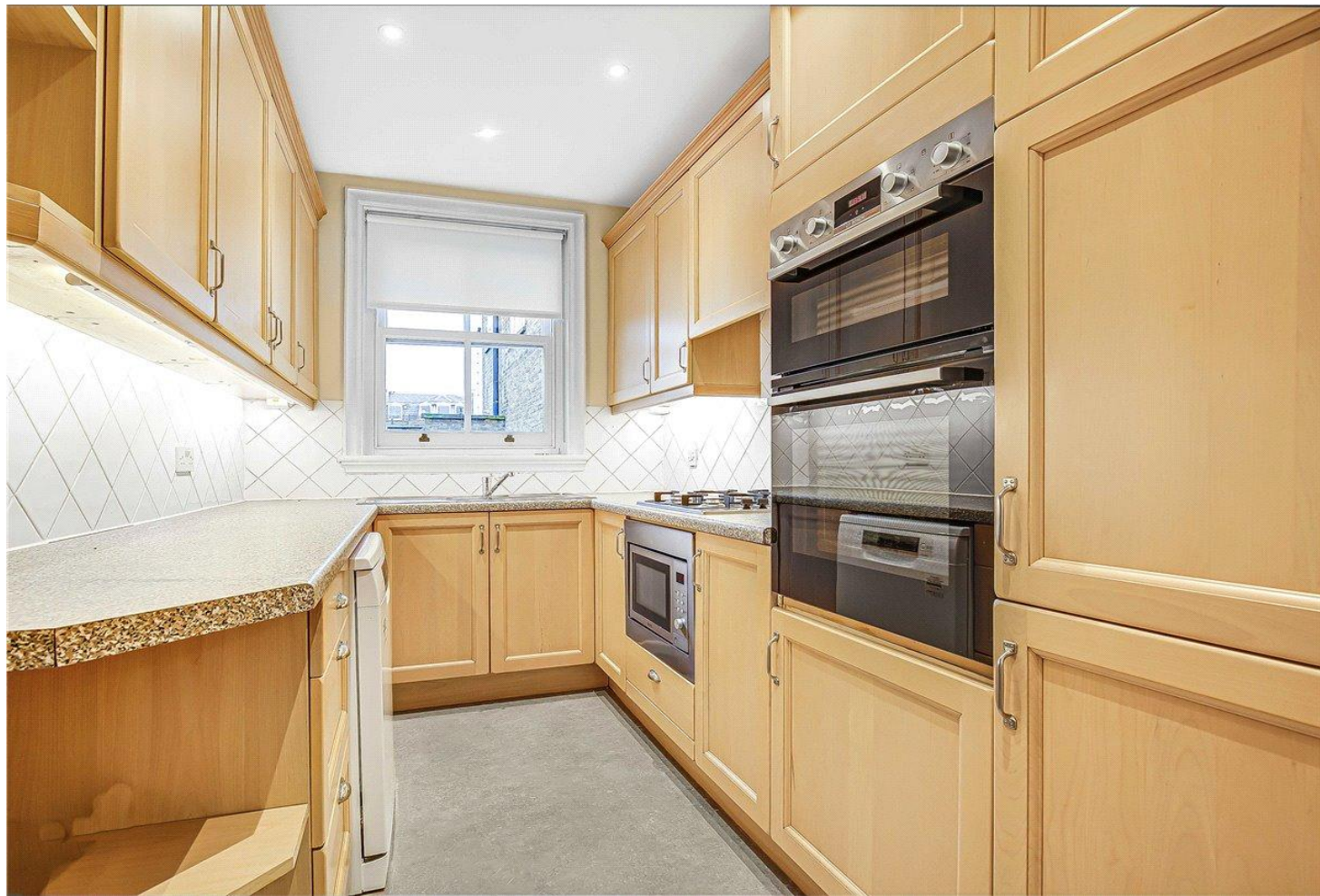
Fibre Optic broadband provided by G Network is installed in the property for the tenant's use, as a complimentary service provided by the Howard de Walden Estate.

ADDITIONAL INFORMATION

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

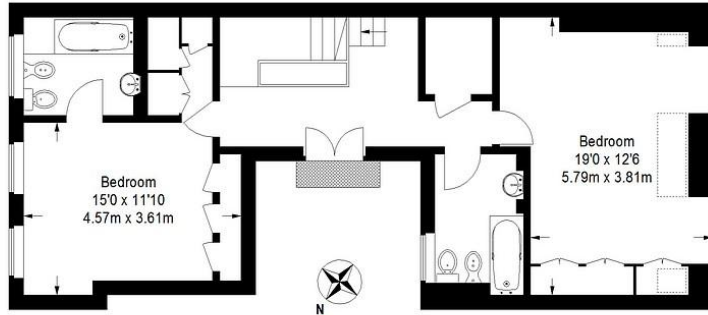
Viewing Strictly by appointment

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

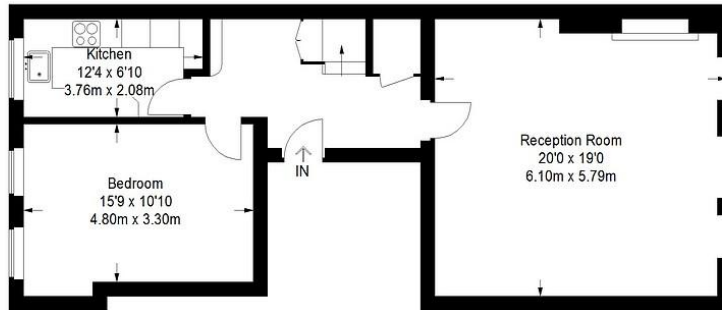


Third & Fourth Floor Flat, 30 Wimpole Street

Approximate Gross Internal Area
(Excluding Reduced Headroom)
1500 sq ft / 139.3 sq m
Reduced Headroom = 16 sq ft / 1.5 sq m
Total = 1516 sq ft / 140.8 sq m



Fourth Floor
(Including Reduced Headroom)
740 sq ft / 68.7 sq m



Third Floor
776 sq ft / 72.1 sq m

= Reduced headroom below 1.5 m / 5'0

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: marylebone.lettings@carterjonas.co.uk



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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 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.