



UPPER BERKELEY STREET, MARYLEBONE, W1H

£1,350 per week*

Carter Jonas

FLAT 1, UPPER BERKELEY STREET, MARYLEBONE, LONDON, W1H 7DH

- Two Bedrooms
- Two Bathrooms
- One Reception Room
- Fitted Kitchen
- Guest WC
- Utility Room
- Unfurnished (or furnished at separate cost)

THE PROPERTY

The property benefits from quality hard wood floors and top quality kitchen and bathrooms.

It comprises a reception room with high ceilings, separate kitchen, two good size double bedrooms, two bathrooms (one en-suite), further WC and utility room with separate washing machine and drier.

The property is professionally managed by The Portman Estate.

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

Upper Berkeley Street is a charming and picturesque street located in the heart of London. Situated in the affluent neighbourhood of Marylebone, the street is lined with elegant Georgian townhouses and offers easy access to numerous boutiques, restaurants, and cultural attractions, making it a popular destination for both locals and tourists alike. Marble Arch station is located approximately 0.2 miles and Edgware Road station approximately 0.6 miles.

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.

Refurbished to an excellent standard, this spacious two bedroom, two-bathroom apartment is located moments from Hyde Park and Marylebone High Street.



Holding deposit is 1 week's rent = £1,350 (at asking price)

Security deposit is 6 week's rent = £8,100 (at asking price £1,200pw)


Council Tax Band G

ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

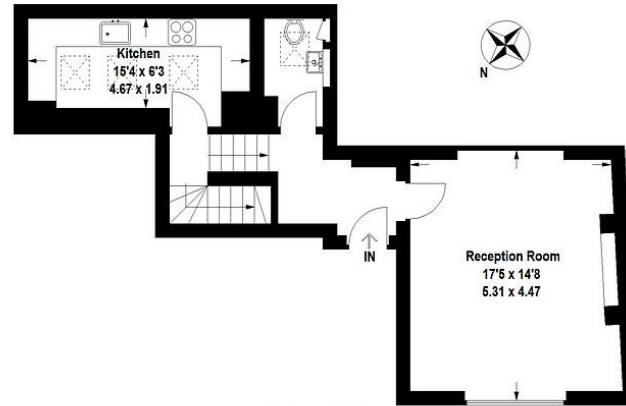
Local Authority City of Westminster - Selective Licences - Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	81
(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	

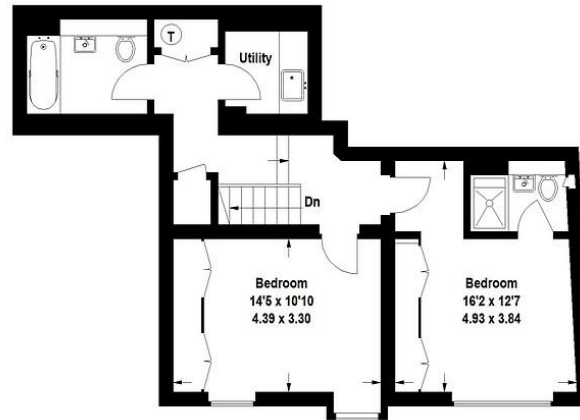


Upper Berkeley Street, W1

Approximate Gross Internal Area
Lower Ground Floor = 57.1 sq m / 614 sq ft
Ground Floor = 45.3 sq m / 487 sq ft
Total = 102.4 sq m / 1101 sq ft



Ground Floor



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 66761)

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 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.