



**WEYMOUTH STREET, MARYLEBONE, W1G**

£900 per week\*

**Carter Jonas**

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## **FLAT 43 MELCOMBE REGIS COURT, WEYMOUTH STREET, MARYLEBONE, LONDON, W1G 8NT**

- Hot water and heating included in rent
- Modernised apartment
- Practical layout with good natural light throughout
- Open plan kitchen and reception room
- Modern, neatly integrated kitchen fittings
- Good sized bedroom with built-in storage
- Bathroom conveniently located off the hallway

### **THE PROPERTY**

A well presented one bedroom apartment with a practical layout and good natural light throughout. The open-plan kitchen and reception room offers a comfortable living space with room to dine, while the kitchen is neatly integrated with modern fittings.

The bedroom is a good size with built in storage, and the bathroom is set just off the hallway for easy access. The overall layout makes efficient use of the space, making it suitable for both everyday living and working from home.

Offered furnished for long term.

Within the Marylebone district of London, Weymouth Street is a pleasant and vibrant street. The street is well known for its selection of independent stores, cafes, and luxury restaurants, making it a desirable location for both locals and tourists. Excellent transportation options include the neighbouring Marylebone (about 1.1 miles), Euston (about 0.7 miles), Regent's Park (about 0.4 miles), Oxford Circus (about 0.4 miles), and Great Portland Street (about 0.3 miles) underground stations, as well as access to the West and Heathrow via the A40.

**A stunning, interior designed one bedroom apartment situated on the 4th Floor (with lift) of this popular portered block just minutes from Marylebone High Street.**



Security deposit is 5 week's rent = £4,500 (at asking price £900pw)

Council Tax Band E

APT agreement

Heating and hot water are supplied via a communal system  
(hours/charges may apply)


For the latest information on broadband and mobile coverage, please  
visit /checker.ofcom for the most up-to-date details.

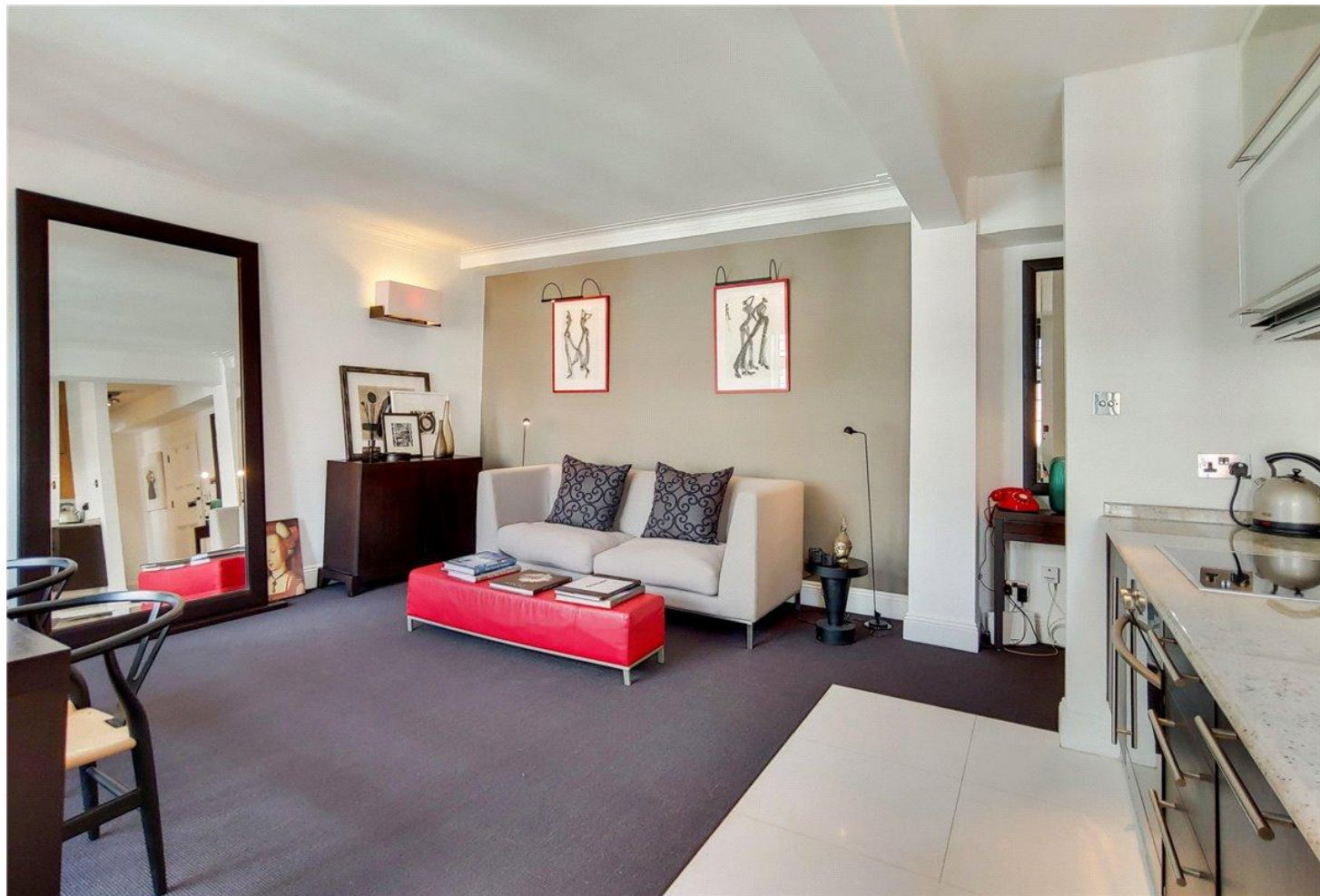
## ADDITIONAL INFORMATION

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 E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

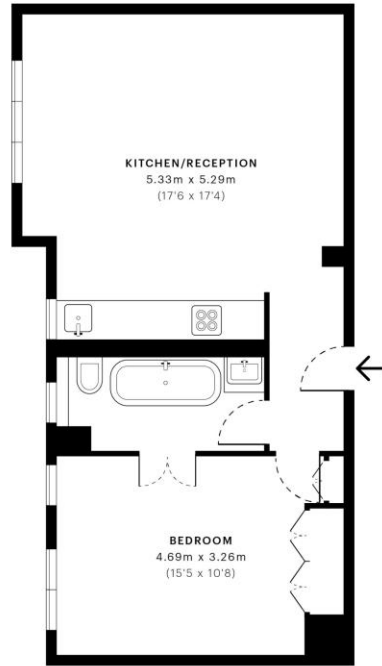


Carter Jonas

Melcombe Regis Court, W1G

CAPTURE DATE 12/05/2021 LASER SCAN POINTS 1,727,286

GROSS INTERNAL AREA  
51.12 sqm / 550.25 sqft



 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
51.12 sqm / 550.25 sqft

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
49.02 sqm / 527.65 sqft

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 52.32 sqm / 563.17 sqft  
IPMS 3C RESIDENTIAL 50.42 sqm / 542.72 sqft  
spec id: 609621059fcd10dca6a5b02



**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

**T: 020 7486 8866**

37 New Cavendish Street, London, W1G 9TL

E: marylebone.lettings@carterjonas.co.uk

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