



MARYLEBONE HIGH STREET, MARYLEBONE, W1U

£1,150 per week*

Carter Jonas

FLAT 3, MARYLEBONE HIGH STREET, MARYLEBONE, LONDON, W1U 4QS

- Two bedrooms
- Two bathrooms (1 en-suite)
- Open-plan Kitchen/Reception
- Third & Fourth Floors
- Good Storage
- Fibre Optic Broadband included in rent

THE PROPERTY

The apartment is set over the third and fourth floors and comprises of an open plan kitchen/reception, main bedroom with en-suite and a further bedroom and bathroom.

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)

The property is superbly located in the heart of Marylebone Village, just moments from Marylebone High Street's fashionable boutiques, restaurants, and bars, as well as Regent's Park (0.4 miles). The nearby Bond Street (0.5 mile), Baker Street (0.3 mile), and Regent's Park underground stations, Marylebone (0.7 mile), and Euston (1.2 mile) train stations, and access to the West and Heathrow via the A40 and Elizabeth line, provide excellent transportation links.

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

A stunning split level two-bedroom flat on Marylebone High Street.



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 = £1,325 pw (at asking price)

Security deposit is 6 week's rent = £6,625 pm (at asking price £1,325 pw)

Council Tax Band D

Fibre Optic broadband provided by G Network is installed in the

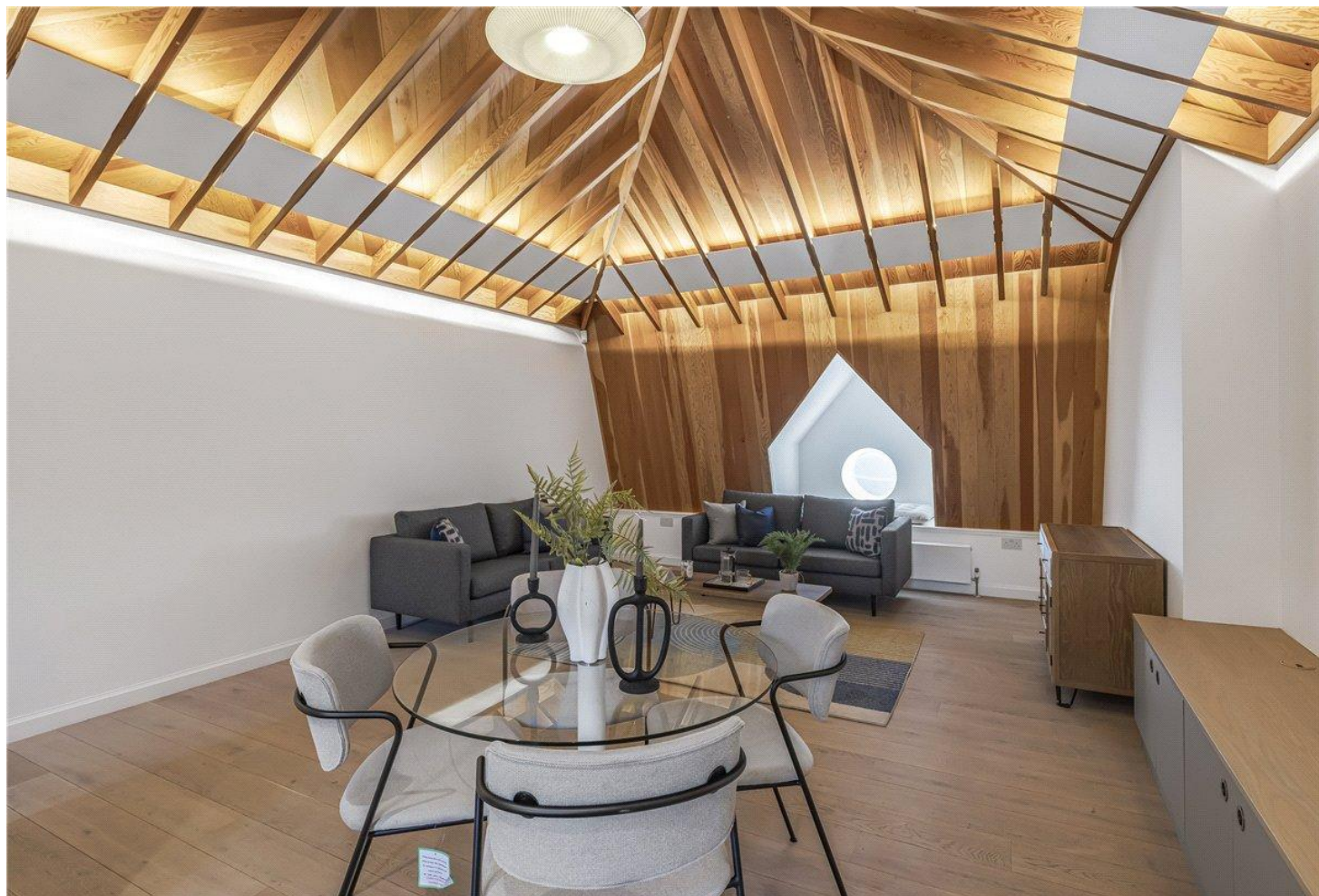
ADDITIONAL INFORMATION

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

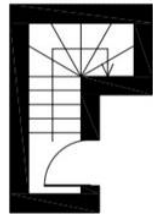
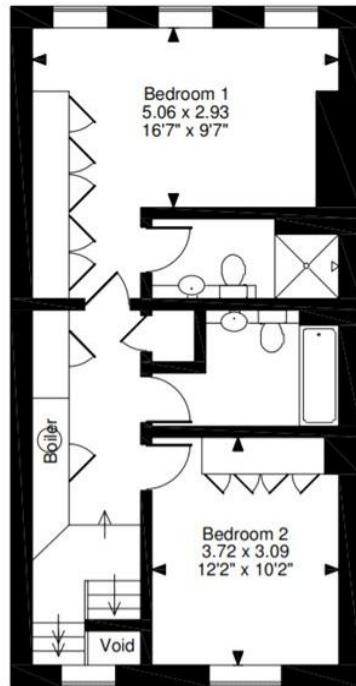
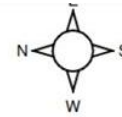
Viewing Strictly by appointment

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	77	77
(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	



1015 Sq Ft/94 Sq M



Third Floor

Third Floor



Fourth Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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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.

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