



NEW QUEBEC STREET, MARYLEBONE, W1H
£4,450 per month*

Carter Jonas

NEW QUEBEC STREET MARYLEBONE LONDON W1H 7RS

- Two double bedrooms maisonette
- Two bathrooms
- Naturally bright reception room
- Managed by The Portman Estate
- Convenient location for amenities and transport
- Unfurnished (or furnished at separate cost)

THE PROPERTY

This property comprises a living room, separate kitchen, two bedrooms and two bathrooms.

Available for long term rental on an unfurnished basis (or furnished via separate negotiation).

The property is professionally managed by The Portman Estate

The Portman Estate is a prestigious property portfolio located in the heart of central London, covering 110 acres of prime real estate in Marylebone. Renting through The Portman Estate comes with the advantage of an in-house property management team, providing responsive, hands-on service to ensure residents' needs are met quickly and efficiently. This dedicated team helps maintain the quality of living, handling everything from routine maintenance to emergency repairs, making the rental experience hassle-free.

New Quebec Street is a charming enclave nestled in the heart of London. Located near the prestigious Marylebone area, this hidden gem offers a mix of upscale boutiques, gourmet restaurants, and elegant residential properties. Its quaint atmosphere, tree-lined streets, and proximity to Oxford Street make it a sought-after destination for both locals and visitors alike. Marble Arch station is approximately 0.3 miles and Bond Street Station approximately 0.5 miles.

Holding deposit is 1 week's rent = £1,026.92 (at asking price)

Security deposit is 6 week's rent = £6,161.54 (at asking price)

Occupying three floors, this generously proportioned two bedroom maisonette enjoys an enviable position on the ever popular New Quebec Street.



Council Tax Band F

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

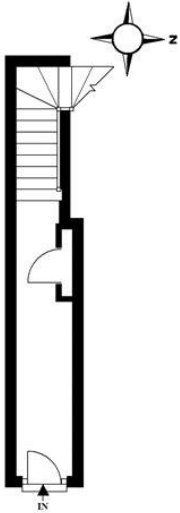
Viewing Strictly by appointment

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



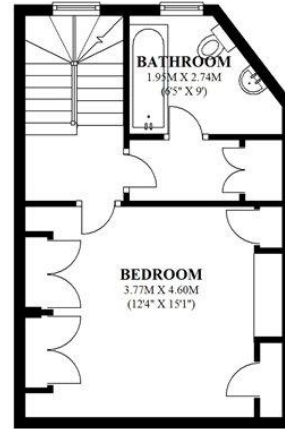
GROUND FLOOR
APPROX. 6.6 SQ. METRES (71.4 SQ. FEET)



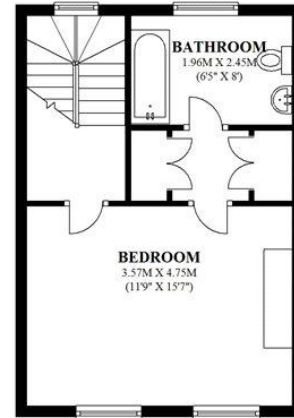
FIRST FLOOR
APPROX. 30.7 SQ. METRES (330.8 SQ. FEET)



SECOND FLOOR
APPROX. 32.2 SQ. METRES (346.7 SQ. FEET)



THIRD FLOOR
APPROX. 32.6 SQ. METRES (350.8 SQ. FEET)



TOTAL AREA: APPROX. 102.2 SQ. METRES (1099.6 SQ. FEET)



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 not 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.