



**ROBERT ADAM STREET, MARYLEBONE, W1U**  
£595 per week\*

**Carter Jonas**

## FLAT B, ROBERT ADAM STREET, MARYLEBONE, LONDON, W1U 3HN

- 1 Reception Room
- 1 Bedroom
- 1 Bathroom
- Utility Room
- Ground Floor
- Unfurnished (or furnished at separate cost)

### LOCATION

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.

### THE PROPERTY

This well-presented apartment comprises an eat-in kitchen with modern appliances, living room, double bedroom, and bathroom.

Available long-term rental on an unfurnished basis or furnished by separate negotiation.

The property is professionally managed by the Portman Estate.

Holding deposit is 1 week's rent = £595 (at asking price).

Security deposit is 5 weeks rent = £2,975 (at asking price of £595 per week).

Minimum Term - 12 months.

Council Tax Band - D.


Smart ground floor one bedroom apartment in a fantastic central location close to all the shops and amenities of Chiltern Street and Marylebone High Street.



# ADDITIONAL INFORMATION

|                 |   |
|-----------------|---|
| Offers          | Available for a minimum term of 12 months longer terms will be considered |
| Viewing         | Strictly by appointment   |
| Local Authority | Westminster City Council - Council Tax Band D                             |

## 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>                            | 72                      | 81  |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |

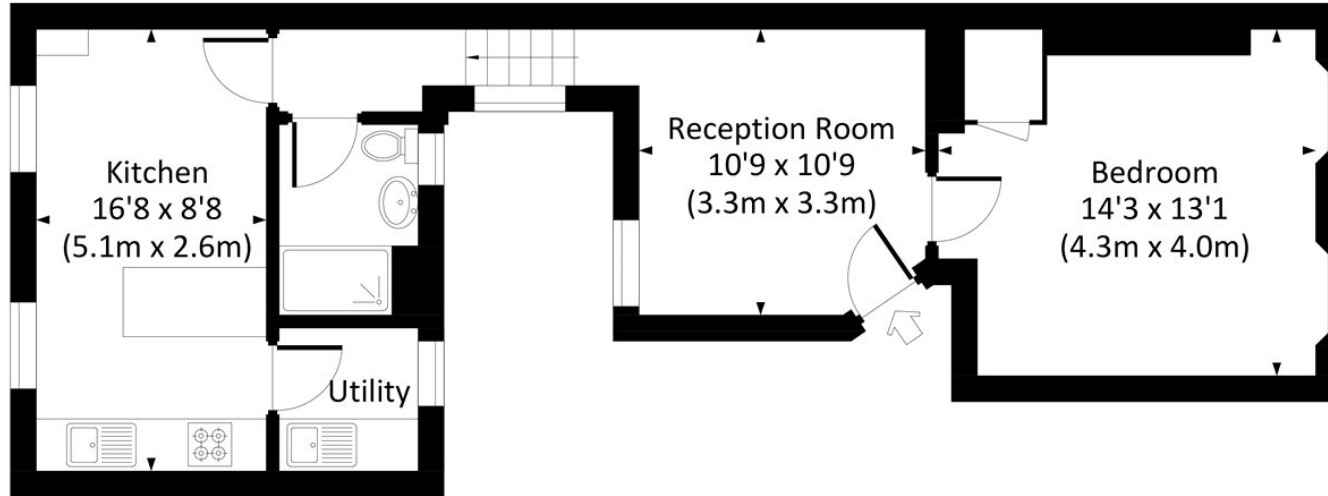




## ROBERT ADAMS STREET, W1U


Approx. gross internal area

563 Sq Ft. / 52.3 Sq M.



RAISED GROUND FLOOR



 All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7610 9933

**T: 020 7486 8866**

37 New Cavendish Street, London, W1G 9TL

E: [marylebone@carterjonas.co.uk](mailto:marylebone@carterjonas.co.uk)

**carterjonas.co.uk**  
Offices throughout the UK

A member of  
  
Classification L2 - Business Data

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not 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. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. 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.