



**ROBERT ADAM STREET, MARYLEBONE, W1U**

£625 per week\*

**Carter Jonas**

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## **FLAT A, ROBERT ADAM STREET, MARYLEBONE, LONDON, W1U 3HN**

- 1 Reception Room
- 2 Bedrooms
- 1 Bathroom
- Patio
- Unfurnished (or furnished via separate negotiation)

### **THE PROPERTY**

The property benefits from a small private patio and comprises open plan reception room/ kitchen with wood floors, double bedroom, study/single bedroom and bathroom.

The property is professionally managed by the Portman Estate.

Available to rent unfurnished or furnished by separate negotiation.

Holding deposit is 1 week's rent = £625 at asking price.

Security deposit is 5 weeks rent = £3,125 (at asking price of £625pw)

Minimum term 12 months

Council Tax Band E

For eligibility for resident parking permits, please refer to the <https://www.westminster.gov.uk/parking> website for further details.

Robert Adam Street is a great location close to the renowned shopping streets of Marylebone High Street and Chiltern Street.

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.

## Charming lower ground floor apartment with private patio in an enviable location close to Marylebone High Street and Oxford 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 E

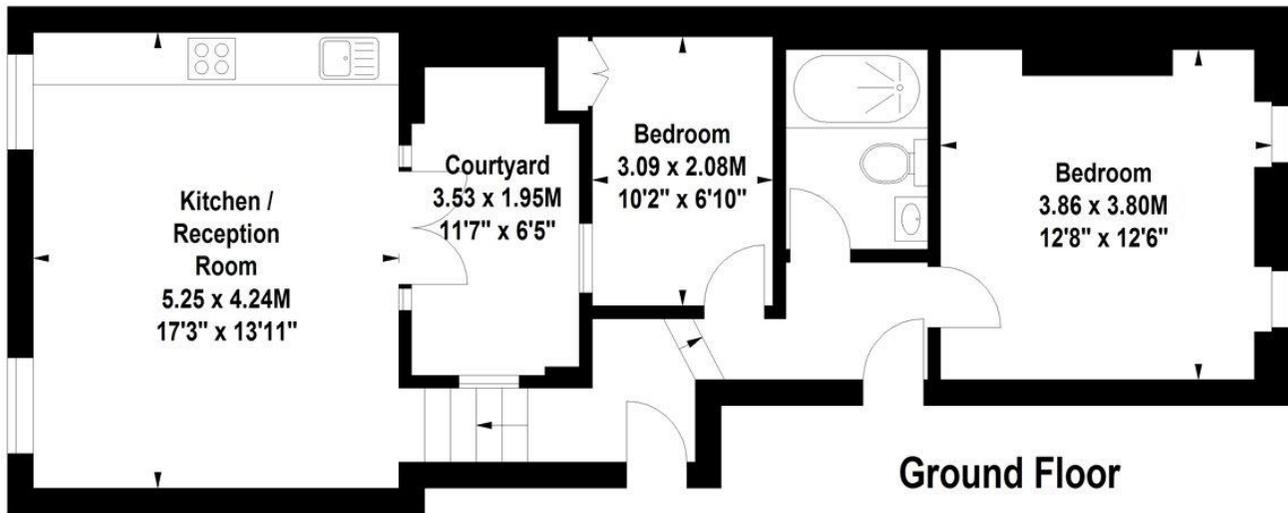
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





# Robert Adam Street, W1

Approximate Gross Internal Area 55.55 sq m (598 sq ft)



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Floor Plan produced for Cluttons by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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