



**GLOUCESTER PLACE, MARYLEBONE, NW1**

£1,495 per week\*

**Carter Jonas**

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## **DORSET HOUSE, GLOUCESTER PLACE, MARYLEBONE, LONDON, NW1 5AH**

- Three bedrooms
- Kitchen
- Dining area
- Lounge
- Terrace
- Two bathrooms
- Concierge

### **LOCATION**

Gloucester Place is ideally situated for the retail and entertainment options in Marylebone and St. Johns Wood, all of which are only 0.7 miles away, as well as the natural areas of close-by Regent's Park. It is situated just north of Dorset Square (approximately 320 meters). Marylebone Station, which serves the Jubilee, Bakerloo, Metropolitan, Circle, Hammersmith, and City lines, is conveniently situated (approximately 0.2 miles away), as is Baker Street Underground Station.

### **THE PROPERTY**

This fully refurbished three-bedroom lateral apartment is located on the first floor (with lift) and provides the added benefit of private outside space.

Available for long term rental on a furnished

Sharers will not be entertained.

Holding deposit is 1 week's rent = £1,495 (at asking price)

Security deposit is 6 weeks rent = £8,970 (at asking price £1,495pw)

Minimum term 12 months

Council Tax Band F

Dorset House is a listed Grade II apartment block in Marylebone in the City of Westminster. It is a noted example of Art Deco architecture. Approx. a 3-minute walk to Baker Street.

## **Beautifully refurbished three-bedroom apartment located within an Art Deco block within proximity to Baker Street.**



## ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

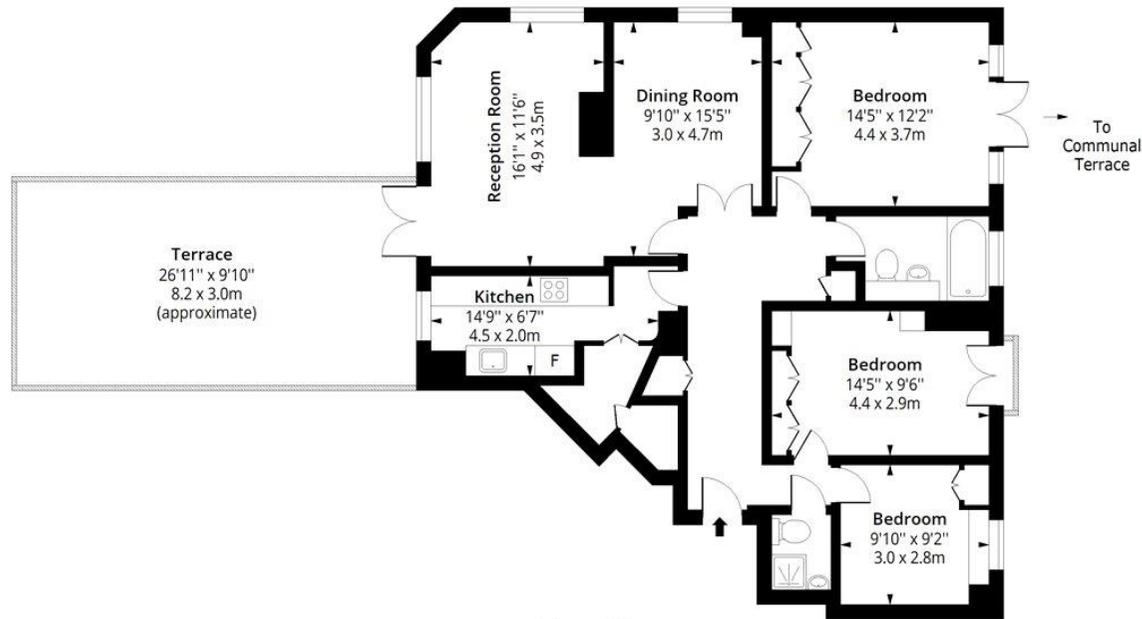
Local Authority Westminster City Council - Council Tax Band F

| 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>71</b> |
| (55-68)                                     | <b>D</b> | <b>59</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  |           |



# Dorset House, NW1

Approx. Gross Internal Area 1165 Sq Ft - 108.23 Sq M  
 Approx. Gross Terrace Area 265 Sq Ft - 24.62 Sq M



## First Floor

Floor Area 1165 Sq Ft - 108.23 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 13/10/2022



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### 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.