



**MARYLEBONE HIGH STREET, MARYLEBONE, W1U**  
£1,050 per week\*

**Carter Jonas**



## 3RD & 4TH FLOOR, MARYLEBONE HIGH STREET, MARYLEBONE, LONDON, W1U 4QN

- 2 Bedrooms
- 2 bathrooms
- Reception
- Open plan kitchen/dining room
- Storage

### THE PROPERTY

Set over the third and fourth floors of this period building, the property has a fully fitted kitchen with separate dining room and living room. There are two double bedrooms (one en-suite) and separate family 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)

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.

Holding deposit is 1 week's rent = £1,050 (at asking price)

Security deposit is 5 week's rent = £5,250 (at asking price £1,050pw)

Minimum Term 12 months

Council Tax Band F

For the latest information on broadband and mobile coverage, please visit [checker.ofcom](https://checker.ofcom.gov.uk/) for the most up-to-date details.

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

Spacious and well-presented maisonette measuring over 1000 sq. ft. and located in a prime position on Marylebone High Street.

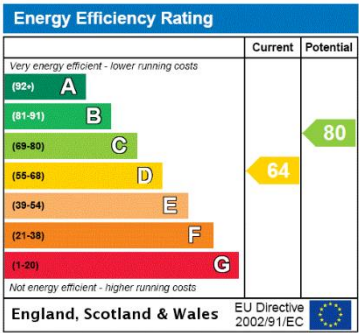


mile) train stations, and access to the West and Heathrow via the A40 and Elizabeth line, provide excellent transportation links.

Marylebone still looks and feels something like the village it was 400 years ago and the handsome Georgian development it was 250 years ago. Its High Street in particular is a pleasure to visit; the atmosphere is a bit more cosmopolitan than other parts of the city, and at the same time, a little more relaxed. A pristine haven a short walk from Oxford Circus filled with squares of tall, beautifully proportioned Georgian houses.

ADDITIONAL INFORMATION

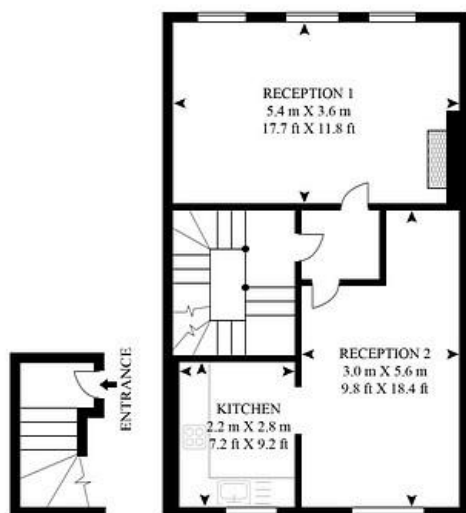
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Westminster City Council - Council Tax Band F



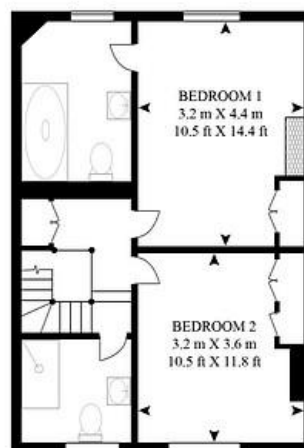


### 3RD & 4TH FLOOR FLAT, 82 MARYLEBONE HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 1044 SQ.FT (97 SQ.M)



THIRD FLOOR



FOURTH FLOOR



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As Defined by RICS - Code of Measuring Practice. The Floor Plans are for representation purposes only and should be used as such by any prospective client

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Classification L2 - Business Data

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