



QUEEN ANNE STREET, MARYLEBONE, W1G
£1,100 per week*

Carter Jonas

**GROUND/LOWER
GROUND FLAT 1, QUEEN
ANNE STREET,
MARYLEBONE, LONDON,
W1G 8HP**

- Two Bedrooms
- Two Bathrooms (1 en-suite)
- Open-plan Kitchen/Reception
- Guest WC
- Ground & Lower Ground Floors
- Professionally managed by the Howard de Walden Estate
- Fibre Optic Broadband included in rent
- Unfurnished (or furnished at additional cost)

THE PROPERTY

The apartment is split over two floors and comprises an open plan kitchen/reception and guest WC, main bedroom with en-suite bathroom, a second bedroom and family bathroom. The apartment is finished to an exemplary standard and benefits from top of the range kitchens and bathrooms, hard wood flooring and neutral decor.

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).

Queen Anne Street is a charming and historic street located in the heart of Marylebone. The street is lined with beautiful Georgian buildings and is home to several prestigious medical clinics and private practices. It is well-known for its world-class healthcare facilities and renowned medical professionals. Queen Anne Street also boasts a range of restaurants, cafes, and shops, making it a popular destination for locals and tourists alike.

The Howard de Walden Estate is a renowned property portfolio situated in the heart of Marylebone, London, spanning 92 acres of premium real estate. Known for its elegant blend of historical

A fantastic two-bedroom apartment in a period conversion located right in the heart of Marylebone Village.



architecture and modern living, the estate offers a wide range of high-quality residential and commercial properties. One of the key advantages of renting through The Howard de Walden Estate is the dedicated in-house property management team. They provide hands-on service, ensuring that residents' needs are met promptly and efficiently. This team takes care of everything from regular maintenance to urgent repairs, making the rental experience smooth and stress-free. Moreover, residents have access to a special discount card, offering exclusive deals and promotions at participating businesses throughout the estate. This card adds extra value to living on the Howard de Walden Estate, allowing residents to enjoy the vibrant local amenities with added perks.

Holding deposit is 1 week's rent = £1,100 (at asking price)

Security deposit is 5 week's rent = £5,500 (at asking price £1,100pw)

Minimum Term 12 months

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.

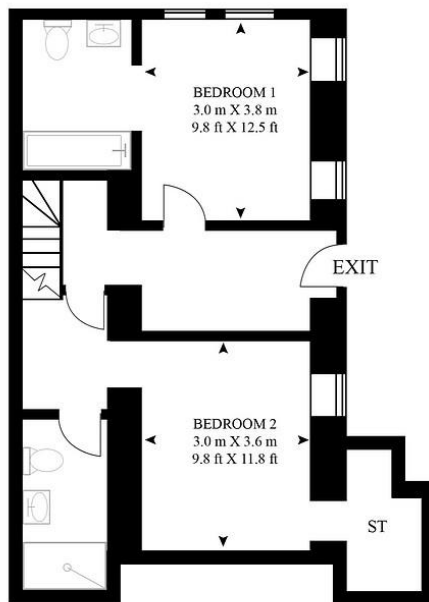
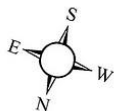
ADDITIONAL INFORMATION

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

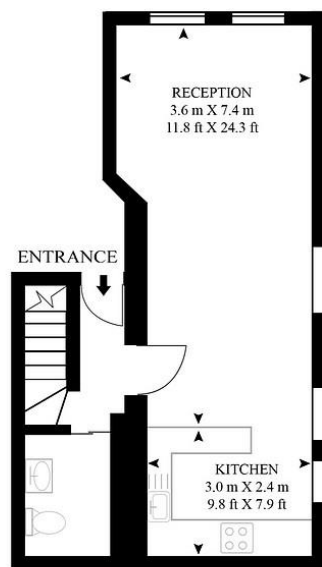


GROUND AND LOWER GROUND FLOOR FLAT, 62 QUEEN ANNE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 1130 SQ.FT (105 SQ.M)



LOWER GROUND FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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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INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

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