



**UPPER BERKELEY STREET, LONDON, W1H**  
£1,250 per week\*

**Carter Jonas**

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## **FLAT 3, UPPER BERKELEY STREET, LONDON, W1H 7QA**

- 1 Reception Room
- 2 Bedrooms
- 2 Bathrooms
- Furnished/Unfurnished

### **LOCATION**

Upper Berkeley Street is a charming and picturesque street located in the heart of London. Situated in the affluent neighbourhood of Marylebone, the street is lined with elegant Georgian townhouses and offers easy access to numerous boutiques, restaurants, and cultural attractions, making it a popular destination for both locals and tourists alike. Marble Arch station is located approximately 0.2 miles and Edgware Road station approximately 0.6 miles.

### **THE PROPERTY**

This apartment is over 1200sqft and features a large reception room and separate kitchen. There are two double bedrooms and two bathrooms. Third floor with lift access. Available unfurnished or furnished by separate negotiation.

The property is professionally managed by the The Portman Estate.

Available for long term rental on an unfurnished basis, or furnished (at separate cost)

Holding deposit is 1 week's rent = £1,250 (at asking price)

Security deposit is 6 week's rent = £7,500 (at asking price £1,250pw)

Minimum term 12 months

Council Tax Band F

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

## **Spacious two bedroom, two bathroom apartment with lift located within walking distance to Bond Street and Marble Arch tube stations.**



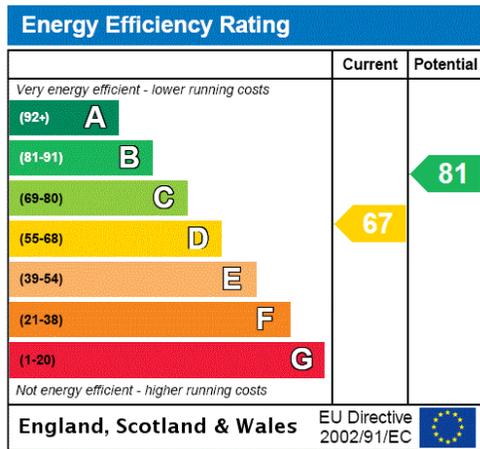
blend of shops, including Portman Village, restaurants, wine-bars, hotels and garden squares - a perfect mix of leisure opportunities for residents in the heart of London's West End.

## ADDITIONAL INFORMATION

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

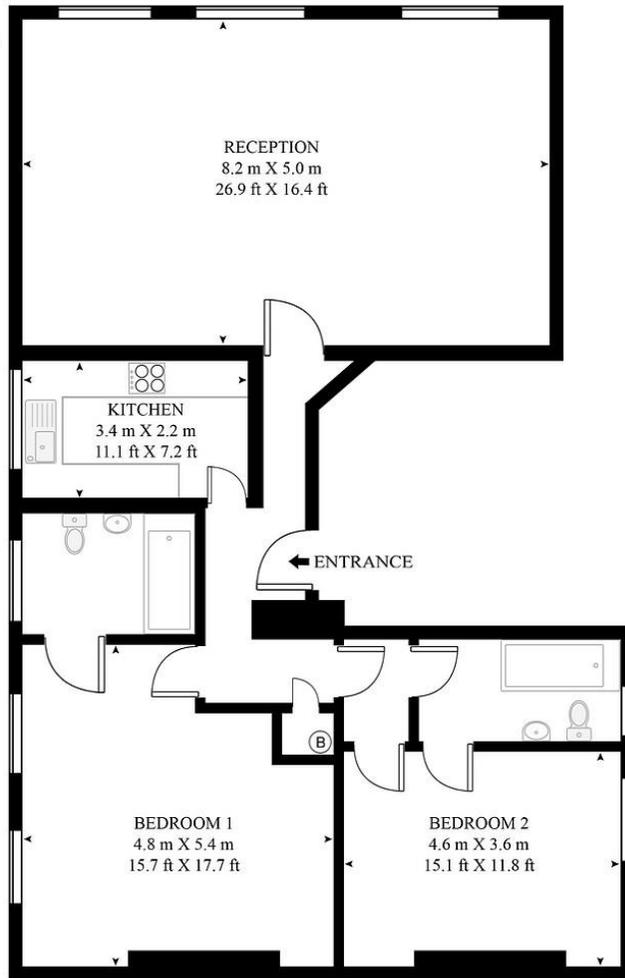
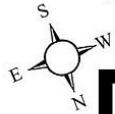
Viewing Strictly by appointment

Local Authority Westminster City Council - Council Tax Band F



## UPPER BERKELEY STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 1216 SQ.FT (113 SQ.M)



### THIRD FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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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.