



WIGMORE STREET, MARYLEBONE, W1U

£1,200 per week*

Carter Jonas

FLAT 2, WIGMORE STREET, MARYLEBONE, LONDON, W1U 1QB

- Two bedrooms with fitted storage
- Two bathrooms, one en suite
- Open plan reception
- Modern kitchen
- 1st floor with lift
- Secure, fob entry system
- Offered unfurnished or furnished at extra cost
- Convenient location for Bond Street and Oxford Street

THE PROPERTY

This exceptional first-floor apartment benefits from a sought-after west-facing corner aspect.

Accessible by lift, it comprises an open plan living and dining area that flows into a fully fitted kitchen. The property offers two double bedrooms, one of which is ensuite, along with a separate family bathroom.

Further features include wood flooring throughout, Bosch and Bora appliances, a heating and cooling fan system, and access to communal bike storage.

Available for immediate long-term rental on an unfurnished basis, or furnished by separate negotiation.

Wigmore Street is a street in the City of Westminster, in the West End of London. The street runs for about 600 yards parallel and to the north of Oxford Street between Portman Square to the west and Cavendish Square to the east.

Holding deposit is 1 week's rent = £1,200 (at asking price).

Security deposit is 5 weeks rent = £7,200 (at asking price of £1,200 per week).

Minimum term 12 months

Council Tax Band F

For the latest information on broadband and mobile coverage,

Beautifully finished two-bedroom, two bathroom apartment in a fantastic location beside St Christopher's Place, Selfridges & Oxford Street.



please visit /checker.ofcom for the most up-to-date details.

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+)	A		
(81-91)	B		
(69-80)	C	73	73
(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	



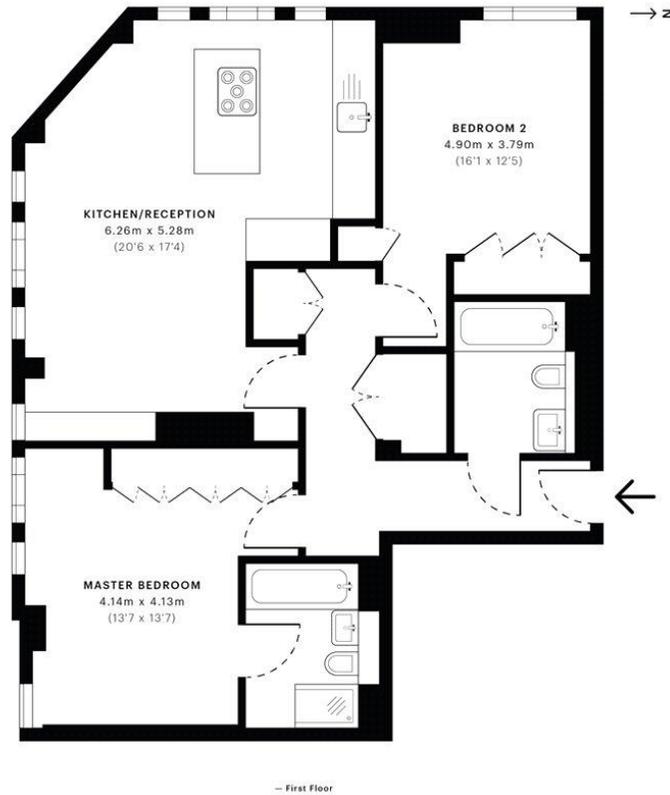
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CAPTURE DATE 07/07/2020 LASER SCAN POINTS 27,255,772

GROSS INTERNAL AREA

78.05 sqm / 840.12 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
78.05 sqm / 840.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
72.24 sqm / 777.58 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 78.89 sqm / 849.16 sqft
IPMS 3C RESIDENTIAL 74.30 sqm / 799.76 sqft
spec id: 5efc753667a8903a10732cbe



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot 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. 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.

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