



**MARYLEBONE HIGH STREET, LONDON, W1U**  
£1,100 per week\*

**Carter Jonas**



## FLAT 2, MARYLEBONE HIGH STREET, LONDON, W1U 4RP

- Two double bedrooms
- Two modern bathrooms
- Spacious Reception room
- Fully fitted Kitchen
- Guest WC
- Newly refurbished
- Wooden flooring throughout
- Storage
- Professionally managed by The Howard de Walden Estate.
- Unfurnished or furnished at extra cost

### THE PROPERTY

Situated in a prime location on Marylebone High Street, this stylish two-bedroom flat is now available for rent. The property features an inviting reception room, a sleek separate kitchen, and two generous bedrooms, complemented by two bathrooms and a convenient guest WC.

Newly refurbished, the flat showcases lovely neutral-toned wooden flooring throughout, enhancing its airy atmosphere. Additionally, ample built-in storage is available, making this property both practical and appealing.

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)

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 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

Beautifully refurbished two-bedroom flat on Marylebone High Street featuring a reception room, kitchen, two bedrooms and two bathrooms.



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.

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

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)

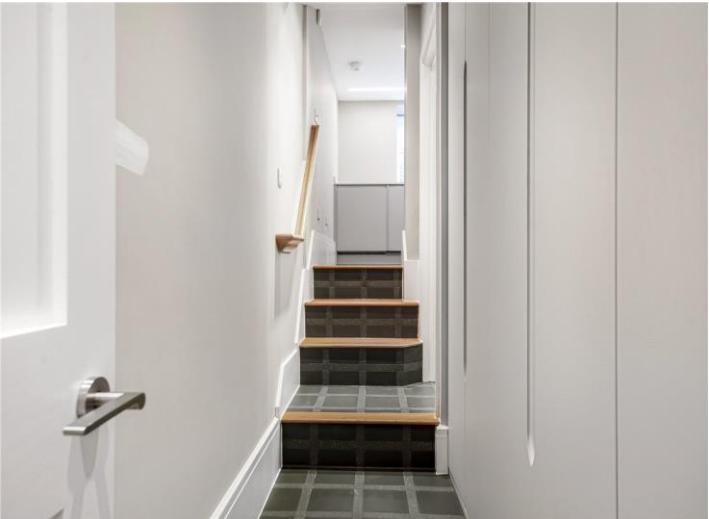
Minimum Term 12 months

Council Tax Band G

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**

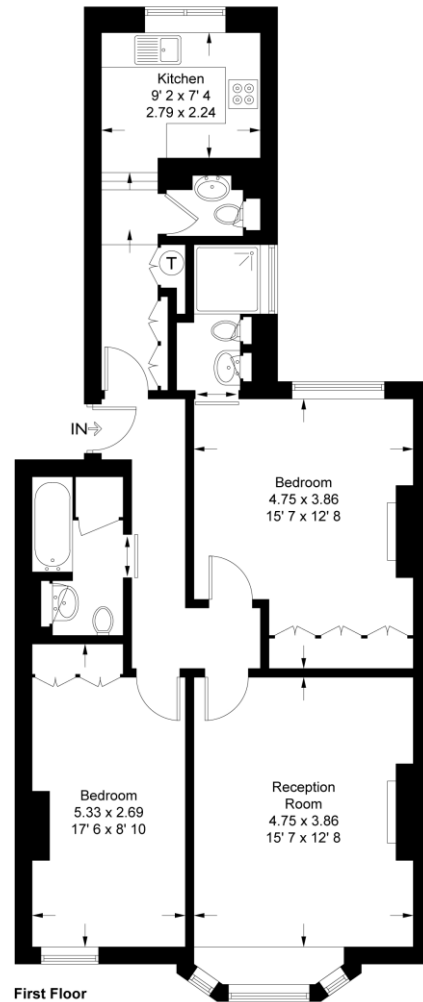
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Westminster City Council - Council Tax Band G





## Marylebone High Street

Approximate Gross Internal Area = 891 sq ft / 82.8 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

### IMPORTANT INFORMATION

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