



**NEW CAVENDISH STREET, MARYLEBONE, W1G**  
£1,500 per week\*

**Carter Jonas**

## THIRD FLOOR, FLAT 3, NEW CAVENDISH STREET, MARYLEBONE, LONDON, W1G 8UG

- 3 Bedrooms
- 2 Bathrooms (1 en-suite)
- Open-plan Kitchen/Reception
- Utility Room
- Third Floor
- Long Let
- Fibre Optic broadband included in the rent
- Unfurnished (or furnished at separate cost)

### THE PROPERTY

Comprising of open plan kitchen/reception room, utility room, main bedroom with en-suite shower room, two further bedrooms and a family bathroom, this apartment has been finished to the highest standard and benefits from wood flooring and surround sound speaker systems.

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).

New Cavendish Street is a lively street located in the heart of London's West End. It runs from Portland Place in the north to Tottenham Court Road in the south, passing through the vibrant areas of Fitzrovia and Marylebone. The street is home to a diverse range of businesses, including shops, restaurants, and cultural institutions. You can access every part of London from Regents Park station (0.4 miles) Great Portland Street station (0.4 miles) Oxford Street station (0.4 miles) Bond Street station (0.5 miles).

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

## Stunning three bedroom apartment in the heart of Marylebone, with views down Marylebone High Street itself.



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 weeks rent = £1,500 (at asking price).

Security deposit is 5 weeks rent = £7,500 (at asking price of £1,500pw).

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.

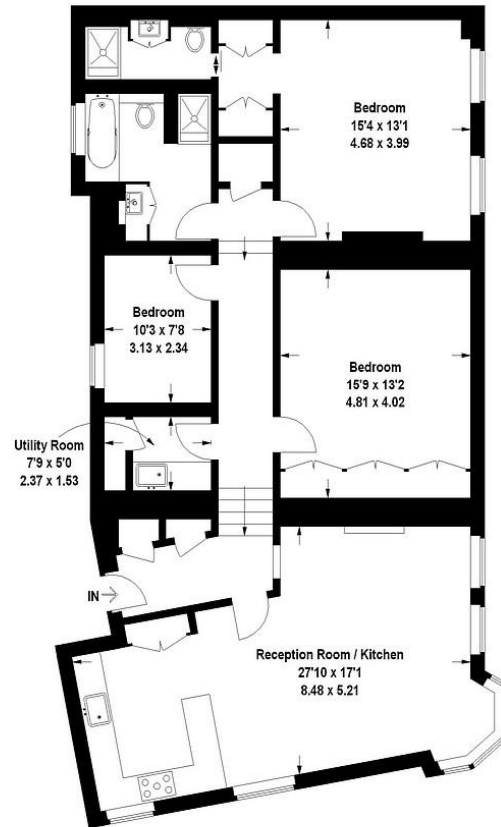
**ADDITIONAL INFORMATION**

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



## New Cavendish Street, W1

Approximate Gross Internal Area = 124 sq m / 1335 sq ft



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 86341)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)	82	82
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



### 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](http://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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