



WELBECK WAY, MARYLEBONE, W1G

£1,525 per week*

Carter Jonas

WELBECK WAY, MARYLEBONE, LONDON, W1G 9YW

A rare opportunity to rent a completely refurbished mews house of approx. 1,600 sq. ft.

- 3 Bedrooms
- 1 Reception Room
- 3 Bathrooms
- Mews House
- Unfurnished (or furnished at separate cost)
- Fibre Optic broadband included in the rent.

LOCATION

Welbeck Way enjoys an ideal location that provides convenient access to various popular destinations such as Marylebone High Street and the West End, while also offering the peaceful surroundings of Regent's Park. The area is well-connected to transportation options, including Bond Street, Oxford Circus, Baker Street, Regent's Park, and Great Portland Street subway stations, as well as Marylebone, Euston, and Kings Cross St Pancras train stations. Moreover, the A40 and the Elizabeth Line offer easy access to the West and Heathrow.

THE PROPERTY

The house has been finished to an exemplary standard with solid oak flooring and contemporary kitchen and bathrooms.

Comprising of an open plan kitchen/reception, three bedrooms, of which two have ensuite bathrooms and the third has an ensuite shower room, and a guest WC. This house benefits from its own private entrance and built in storage in the bedrooms.

Available for long term rental on an unfurnished basis or furnished at separate cost.

The property is professionally managed by the Howard de Walden Estate.

Holding deposit is 1 week's rent = £1,525 (at asking price)

Security deposit is 5 week's rent = £7,625 (at asking price
£1,525pw)



Minimum term 12 months

Council Tax Band F

Marylebone still looks and feels something like the village it was 400 years ago and the handsome Georgian development it was 250 years ago. Its High Street is a pleasure to visit; the atmosphere is a bit more cosmopolitan than other parts of the city, and at the same time, a little more relaxed.

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

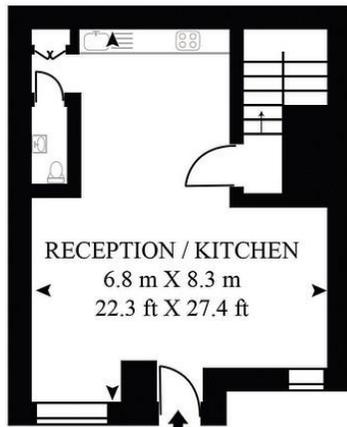
| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |



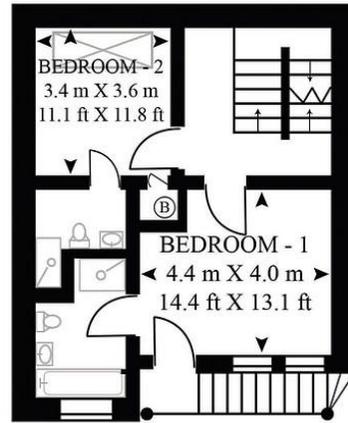
WELBECK WAY
 APPROX GROSS INTERNAL FLOOR AREA
 1582 SQ.FT (147.SQ.M.)



SECOND FLOOR

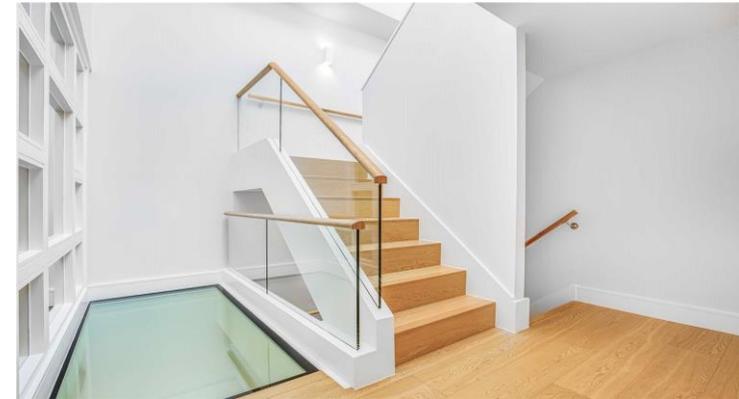


GROUND FLOOR



FIRST FLOOR

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.



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.

T: 020 7486 8866
 37 New Cavendish Street, London, W1G 9TL
 E: marylebone@carterjonas.co.uk



Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE