



NEW QUEBEC STREET, MARYLEBONE, W1H
£595 per week*

Carter Jonas

FLAT 3, NEW QUEBEC STREET, MARYLEBONE, LONDON, W1H 7RY

- 1 Bedroom
- 1 Bathroom
- 1 Reception Room
- Fitted Kitchen
- Top Floor
- Long Let
- Unfurnished (or furnished at separate cost)

LOCATION

New Quebec Street is a charming enclave nestled in the heart of London. Located near the prestigious Marylebone area, this hidden gem offers a mix of upscale boutiques, gourmet restaurants, and elegant residential properties. Its quaint atmosphere, tree-lined streets, and proximity to Oxford Street make it a sought-after destination for both locals and visitors alike. Marble Arch station is approximately 0.3 miles and Bond Street Station approximately 0.5 miles.

THE PROPERTY

Situated on the third floor, the apartment comprises of a reception room with semi open plan fitted kitchen, one bedroom and one bathroom.

The property is professionally managed by the Portman Estate.

Available for long term rental on an unfurnished basis, rental furniture is available at separate cost.

Holding deposit is 1 week's rent = £595 (at asking price)

Security deposit is 5 week's rent = £2,975 (at asking price £595pw)

Minimum term 12 months

Council Tax Band D

For eligibility for resident parking permits, please refer to the <https://www.westminster.gov.uk/parking> website for further details.

For the latest information on broadband and mobile coverage,

Lovely one-bedroom, top floor apartment situated in a small period building on New Quebec Street.



please visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

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 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 D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



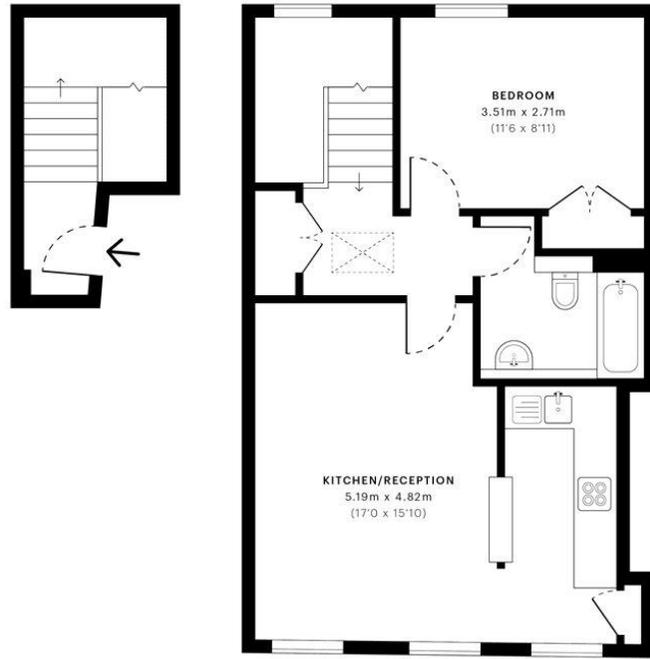
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CAPTURE DATE 16/02/2022 LASER SCAN POINTS 1,484,571

GROSS INTERNAL AREA

54.15 sqm / 582.87 sqft



— Second Floor

— Third Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
54.15 sqm / 582.87 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
47.58 sqm / 512.15 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. Plans 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 50.26 sqm / 540.99 sqft
IPMS 3C RESIDENTIAL 48.51 sqm / 523.36 sqft

spec id: 620b899e65ec620d9ccfab02



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Classification L2 - Business Data

IMPORTANT INFORMATION

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