



MARYLEBONE HIGH STREET, MARYLEBONE, W1U

£825 per week\*

Carter Jonas

---

## FLAT 3, MARYLEBONE HIGH STREET, MARYLEBONE, LONDON, W1U 4RT

- Two Bedrooms
- One Reception Room
- One Bathroom
- Located on Marylebone High Street
- Professionally managed by Howard de Walden Estate.
- Unfurnished or furnished at extra cost

### THE PROPERTY

Comprising of a reception room, separate kitchen, two bedrooms and one bathroom. This flat benefits from built in storage in both bedrooms.

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 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.

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 discount card, offering exclusive deals and promotions at

## A 3rd floor two-bedroom apartment in fantastic location on Marylebone High Street.



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 week's rent = £825 (at asking price)

Security deposit is 5 week's rent = £4,125 (at asking price £825pw)

Minimum Term 12 months

Council Tax Band E

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.

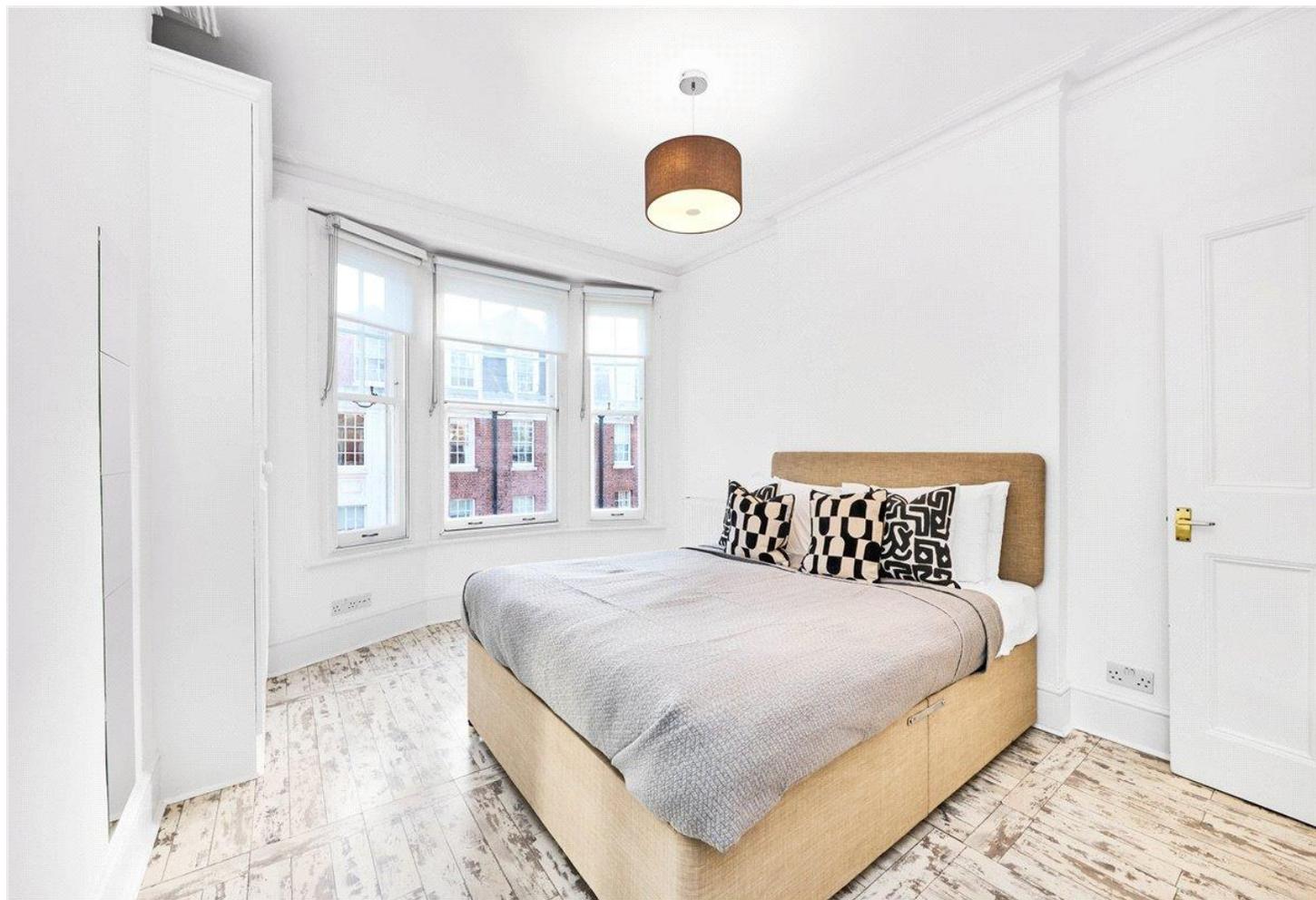
## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

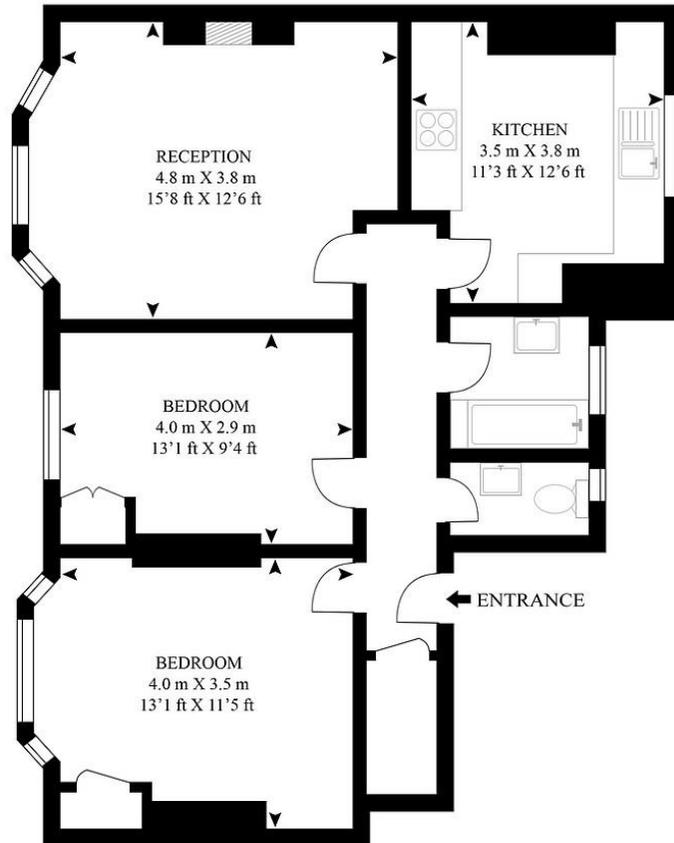
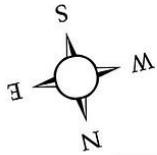
Local Authority Westminster City Council - Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	82
(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	



## FLAT 3 106-108 MARYLEBONE HIGH STREET

APPROX GROSS INTERNAL FLOOR AREA  
753 SQ.FT (70 SQ.M.)



THIRD 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.

Panomatics.com

T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: marylebone.lettings@carterjonas.co.uk

A member of



*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data



### 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.