



BENTINCK STREET, MARYLEBONE, W1U
£1,150 per week*

Carter Jonas

THIRD & FOURTH FLOOR FLAT, BENTINCK STREET, LONDON, W1U 2EL

A three bedroom maisonette with a light and bright reception room & south facing roof terrace.

- 3 Bedrooms
- 1 Bathroom
- 1 Reception Room
- Study
- South Facing Roof Terrace
- Long Let
- Fibre Optic Broadband included
- Unfurnished (or furnished at separate cost)

THE PROPERTY

A split level apartment comprising of a bright reception room, separate kitchen, large double bedroom with fitted wardrobes, two further bedrooms with fitted wardrobes, family bathroom, a study and the rare benefit of a south facing roof terrace.

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

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

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.

Holding deposit is 1 weeks rent = £1,150 (at asking price)

Security deposit is 5 weeks rent = £5,75 (at asking price of £1,150 per week)

Minimum Term - 12 months



LOCATION

The property is located on the north side of Bentinck Street, close to the intersection with Marylebone Lane, and runs west from Welbeck Street into Hinde Street, which then leads directly into Manchester Square. One of London's most sought-after locations, Marylebone Village, is home to a variety of boutique occupants, including restaurants and high-end retail stores. Benefiting from proximity to Bond Street and Oxford Circus Tube Station, which have good transportation connections.

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

ADDITIONAL INFORMATION

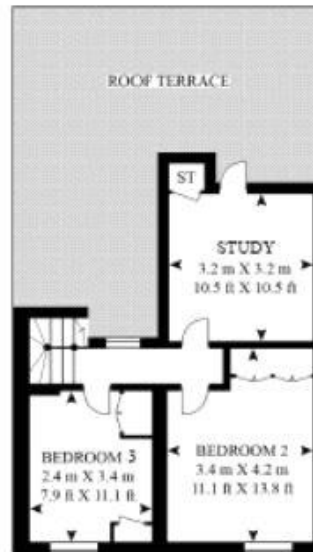
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Westminster City Council - Council Tax Band G



APPROXIMATE GROSS INTERNAL FLOOR AREA 1151 SQ.FT (107 SQ.M)



THIRD FLOOR



FOURTH FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(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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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 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.