



**NEW CAVENDISH STREET, MARYLEBONE, W1G**

£1,350 per week\*

**Carter Jonas**

# NEW CAVENDISH STREET, MARYLEBONE, W1G 9TN

- 3 Bedrooms
- 2 Bathrooms
- 2 Receptions
- Top Floor with lift
- Heating and hot water inclusive of rent
- Unfurnished (Furniture packs available at extra cost)

## LOCATION

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 in particular 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. A pristine haven a short walk from Oxford Circus filled with squares of tall, beautifully proportioned Georgian houses.

## THE PROPERTY

It comprises a bright and spacious living room, modern separate kitchen, dining room, master bedroom with en suite bathroom, two further bedrooms and shower room.

This 4th floor apartment has lift access and heating & hot water included in the rent.

Available for long term rental on an unfurnished basis or furnished by separate negotiation.

Holding deposit = 1 weeks rent of £1,350 (at asking price)

Deposit is 6 weeks rent (£1,350pw = £8,100 deposit)

Fantastic top floor three-bedroom apartment with lovely parquet wood flooring throughout, modern kitchen and bathrooms in a great location a stone's throw from Marylebone High Street.



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## ADDITIONAL INFORMATION

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

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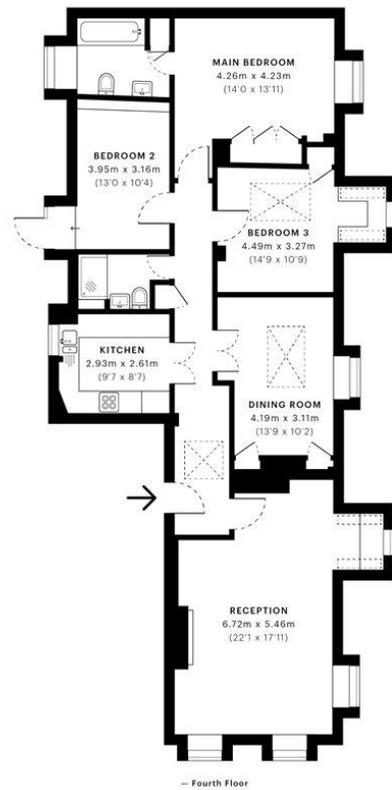
Viewing Strictly by appointment

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Local Authority Westminster City Council Band G

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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
112.27 sqm / 1208.46 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
103.85 sqm / 1117.83 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
1.42 sqm / 15.26 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 115.51 sqm / 1243.34 sqft  
IPMS 3C RESIDENTIAL 102.76 sqm / 1100.13 sqft  
spec id: 5fa56bf40242d20db057a492



T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: marylebone@carterjonas.co.uk

**carterjonas.co.uk**  
Offices throughout the UK



### IMPORTANT INFORMATION

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