



DEVONSHIRE STREET, MARYLEBONE, W1G
£1,295 per week*

Carter Jonas

GROUND & LOWER FLOOR FLAT, DEVONSHIRE STREET, MARYLEBONE, LONDON,

- 2 Bedrooms
- 1 Reception Room
- Separate Eat-In Kitchen
- 2.5 Bathrooms
- Brand New
- Unfurnished

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 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

Newly renovated throughout to a superb standard, this apartment offers a fantastic entertaining space with a living room with wood floors and a separate eat-in kitchen with high spec kitchen. There are two double bedrooms, two bathrooms plus guest cloakroom.

Available for immediate long-term rental on an unfurnished basis or furnished.

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

Fibre Optic broadband provided by G-Network is included in the rent.

Holding deposit is 1 week's rent = £1,295 (at asking price)

Security deposit is 5 week's rent = £6,475 (£1,295 pw at asking price)

Minimum term 12 months

Council Tax Band TBC


Stunning brand new refurbished 2-bedroom apartment on the ground and lower ground floors of this period building in the heart of Marylebone. Unfurnished basis or furnished. Wi-Fi included in the rent.

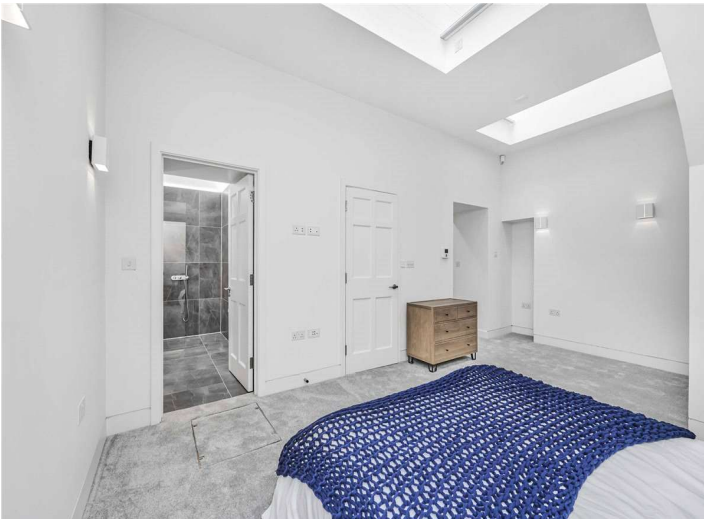
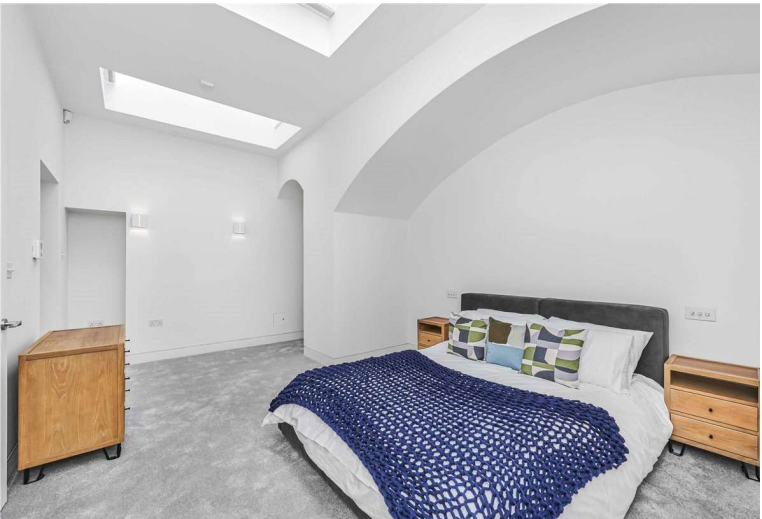


ADDITIONAL INFORMATION

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 NA

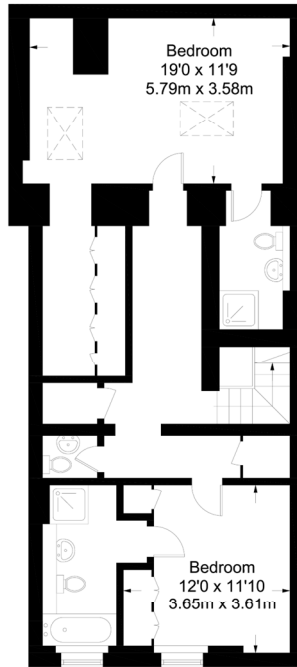
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

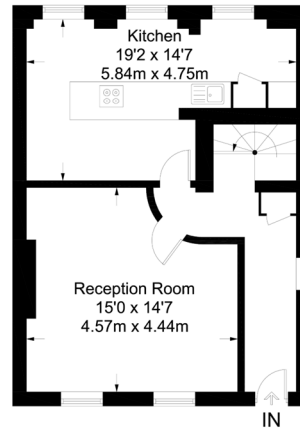


45 Devonshire Street

Approximate Gross Internal Area = 1324 sq ft / 123.0 sq m



Lower Ground Floor
812 sq ft / 35.5 sq m



Ground Floor
512 sq ft / 35.6 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice.



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.

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Classification L2 - Business Data