



**BAKERS MEWS, MARYLEBONE, W1U**  
£775 per week\*

**Carter Jonas**

# **BAKERS MEWS, MARYLEBONE, LONDON, W1U 3HB**

- Mews House
- High Ceilings
- Character Features
- Garage
- Outside Space
- Central Marylebone

## **LOCATION**

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.

## **THE PROPERTY**

The house is located moments from the shops and restaurants of Marylebone High Street and Chiltern Street. It comprises a ground floor reception room, leading to a separate kitchen, first floor bathroom and huge studio room.

The property is professionally managed by The Portman Estate.

Holding deposit is 1 week's rent = £775 (at asking price)

Security deposit is 5 week's rent = £3,875 (£775pw at asking price)

Minimum term 12 months

Council Tax Band H

Unique Marylebone mews house featuring a stunning first floor studio room with high vaulted ceilings, and the rare benefit of both private garage and terrace.



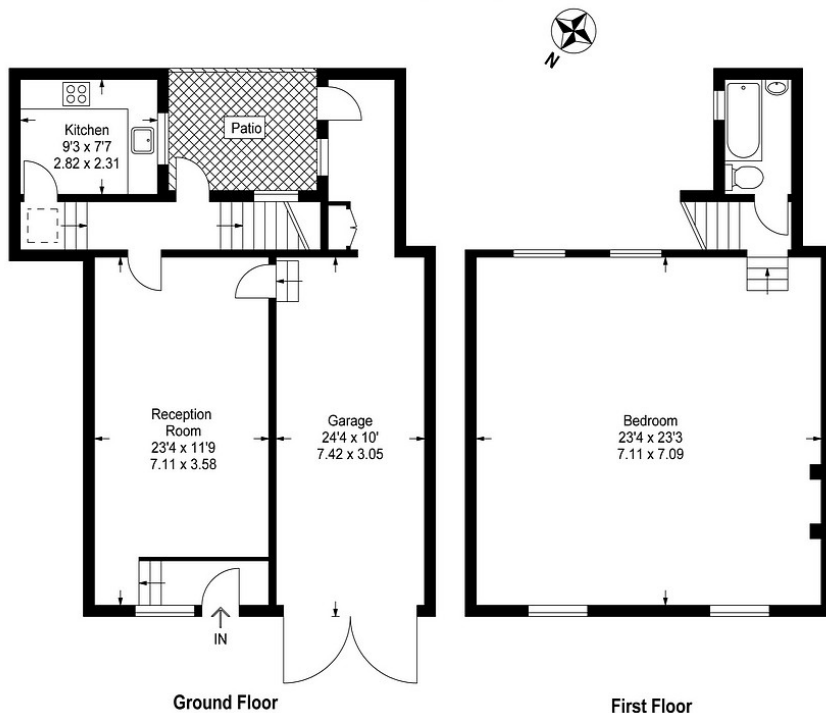
**ADDITIONAL INFORMATION**

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 H



## Bakers Mews, W1U

Approximate Gross Internal Area  
Ground Floor = 736 sq ft / 68.4 sq m  
First Floor = 608 sq ft / 56.5 sq m  
Total = 1344 sq ft / 124.9 sq m



For Illustration Purposes Only - Not To Scale



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Classification L2 - Business Data

## IMPORTANT INFORMATION

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.