



UPPER WIMPOLE STREET, MARYLEBONE, W1G

£1,295 per week*

Carter Jonas

THIRD FLOOR FLAT 5, UPPER WIMPOLE STREET, MARYLEBONE, LONDON, W1G 6ND

- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Flat/Apartment
- Broadband included.

THE PROPERTY

This apartment has been finished to the highest standard with quality wood floors throughout and comprises an open reception with high spec kitchen, master bedroom with en-suite shower room, two further bedrooms, family bathroom, WC and excellent eaves storage.

Available unfurnished or furnished by separate negotiation.

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

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

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

Minimum term 12 months

Council Tax Band G


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.

Stunning top floor three-bedroom apartment on the sought-after Upper Wimpole Street, superbly located in the heart of Marylebone Village.



ADDITIONAL INFORMATION

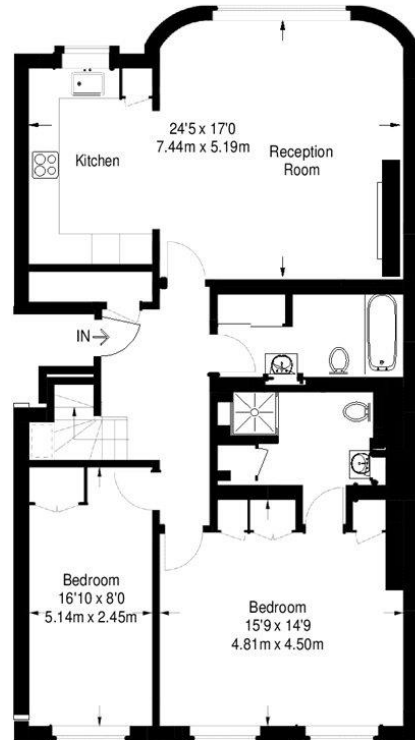
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Westminster City Council - Council Tax Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(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	

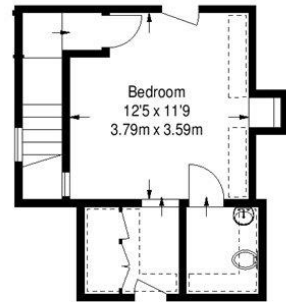


Upper Wimpole Street

Approximate Gross Internal Area
(Excluding Reduced Headroom)
1280 sq ft / 118.9 sq m
Reduced Headroom = 46 sq ft / 4.3 sq m
Total = 1326 sq ft / 123.2 sq m



Third Floor (Including Reduced Headroom)
1067 sq ft / 99.1 sq m



Fourth Floor (Including Reduced Headroom)
259 sq ft / 24.1 sq m

= Reduced headroom below 1.5 m / 5'0

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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