



**UPPER BERKELEY STREET, MARYLEBONE, W1H**

£725 per week\*

**Carter Jonas**

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## UPPER BERKELEY STREET, MARYLEBONE, LONDON, W1H 7PF

- 1 Bedroom
- 1 Shower Room
- Open Plan Reception
- All Wood Floors
- High Ceilings
- Unfurnished (or furnished at separate cost)

### 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

From the moment you step inside, you're greeted by beautiful wood floors that lend a warm and inviting feel to the entire space.

With beautiful wood floors throughout, you'll feel the warmth and comfort of this home as soon as you enter. The high-spec kitchen and bathroom are the real showstoppers here, boasting top-of-the-line appliances and finishes that add both style and functionality to the space.

The open plan kitchen/reception is perfect for hosting friends and family, with plenty of room for lounging, dining, and entertaining. And when it's time to retire for the evening, you'll love the tranquil retreat of the cosy bedroom and modern shower room.

Located on the first floor with high ceilings, this apartment is a true gem that's not to be missed.

Available for long term rental on an unfurnished basis unfurnished, or furnished for separate cost.

The property is professionally managed The Portman Estate.

This gorgeous one bedroom apartment that has been recently refurbished to an exceptional standard. Nestled in the heart of Marylebone, one of London's most sought-after neighbourhoods, this gem boasts all wood floors and soaring high ceilings.



Holding deposit is 1 week's rent = £725 (at asking price).

Security deposit is 5 weeks rent = £3,625 (at asking price of £725pw).

Minimum term 12 months

Council Tax Band E

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## **ADDITIONAL INFORMATION**

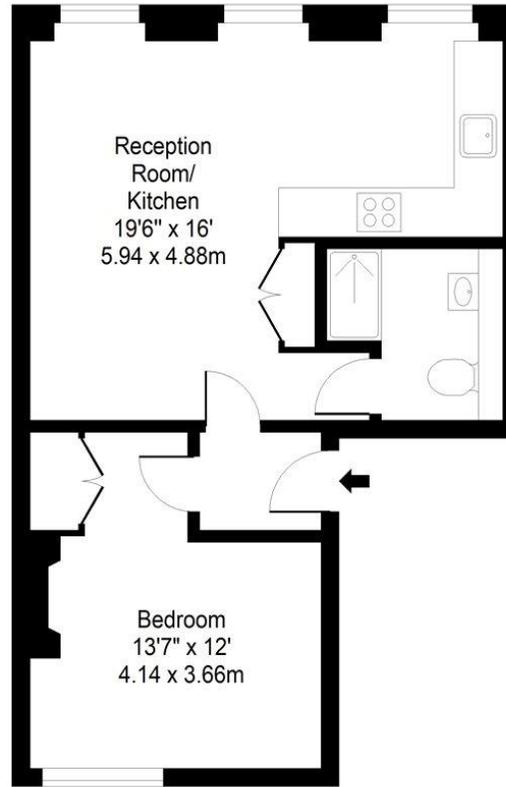
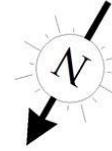
**Offers** Available for a minimum term of 12 months longer terms will be considered

**Viewing** Strictly by appointment

**Local Authority** Westminster City Council - Council Tax Band E



UPPER BERKELEY STREET



**First Floor**

Approx. Gross Internal Area 486 Sq Ft - 45.15 Sq M  
For Illustrative 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>	75	81
(55-68) <b>D</b>		
(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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**IMPORTANT INFORMATION**

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