



MARYLEBONE, LONDON, W1U

£1,625 per week\*

Carter Jonas

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## **MONTAGU MANSIONS, MARYLEBONE, LONDON, W1U 6LG**

- Three bedrooms
- Two bathrooms
- Porter
- Mansion block
- Lift access
- Furnished

### **THE PROPERTY**

Inside, you'll find a bright reception room featuring a dining area, a lovely fireplace, and access to a Juliette balcony.

The kitchen has parquet flooring, and there are three bedrooms, a modern shower room, and a guest cloakroom. The property boasts high ceilings, plenty of natural light, and modern fixtures throughout.

Holding deposit is 1 week's rent = £1,625 (at asking price)

Security deposit is 6 weeks rent = £9,750 (at asking price £1,625pw)

Minimum term 12 months

Council Tax Band F

Montagu Mansions, a traditional red brick mansion block running between York Street and Dorset Street, offers convenient access to Marylebone High Street's boutiques and restaurants, Baker Street's amenities, and the serene green spaces of Regent's Park.

This property is located on the second floor of a highly sought-after red brick mansion block, which comes with a 24-hour porter and lift access.



## 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 F

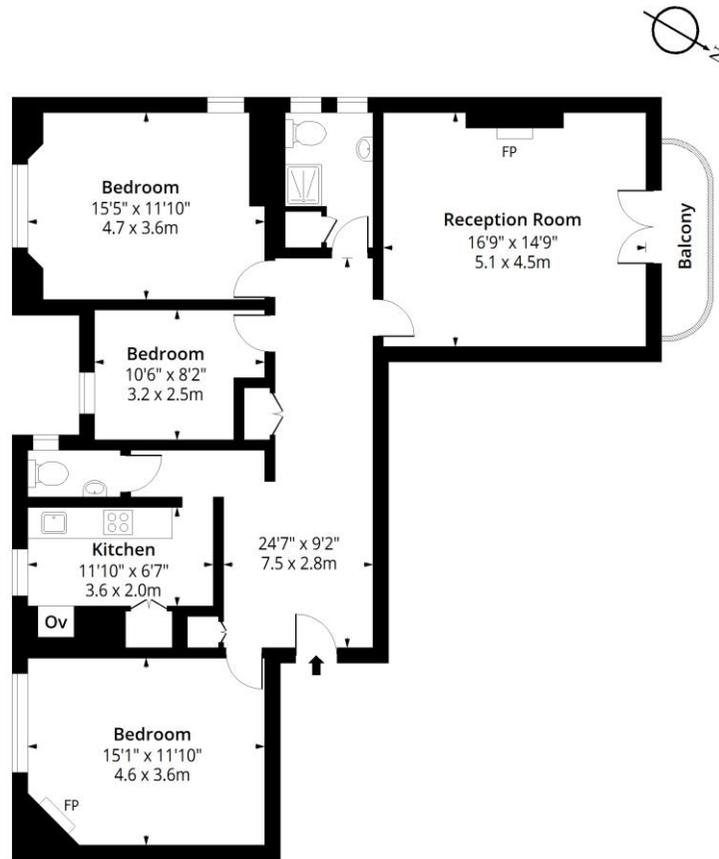
### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92+) <b>A</b>                              |                            |   |
| (81-91) <b>B</b>                            |                            | <b>83</b>   |
| (69-80) <b>C</b>                            | <b>72</b>                  |   |
| (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 |                            |   |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |  |



# Montagu Mansions, W1U

Approx. Gross Internal Area 1147 Sq Ft - 106.56 Sq M  
Approx. Gross Balcony Area 33 Sq Ft - 3.07 Sq M



## Second Floor

Floor Area 1147 Sq Ft - 106.56 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com

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Classification L2 - Business Data



### 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.