



LUXBOROUGH STREET, LONDON, W1U

£950 per week*

Carter Jonas

LUXBOROUGH TOWER, LUXBOROUGH STREET, LONDON, W1U 5BN

- Two bedrooms
- Kitchen
- Reception room
- Bathroom
- Balcony

LOCATION

Luxborough Street is a charming and historic street located in the heart of London. Situated in the prestigious borough of Marylebone, Luxborough Street offers a glimpse into the city's rich architectural heritage and vibrant atmosphere. Luxborough Street is ideally positioned within proximity to numerous attractions and amenities. Just a short walk away, you'll find yourself in the bustling streets of Oxford Circus and Regent Street, renowned for their high-end shopping options, trendy boutiques, and flagship stores.

THE PROPERTY

Comprising of a modern galley kitchen with reception room, two double bedrooms and a contemporary bathroom suite.

Boasting a generous balcony, it provides an expansive space to enjoy the breathtaking skyline views that London has to offer. From this vantage point, you can marvel at world-famous landmarks such as The Shard, The BT Tower, and the picturesque Regent's Park.

Holding deposit is 1 week's rent = £950 (at asking price)

Security deposit is 6 week's rent = £5,700 (at asking price £950pw)

Minimum term 12 months

Council Tax Band E

This stunning duplex apartment has undergone a complete refurbishment, showcasing modern design and luxury finishes throughout.



Additionally, the street benefits from its central location, granting easy access to various cultural and entertainment venues. Nearby attractions include the world-famous British Museum, the scenic Hyde Park, and the vibrant West End theatre district. There is no shortage of dining options either, with an array of trendy cafes, restaurants, and gastropubs in the vicinity.

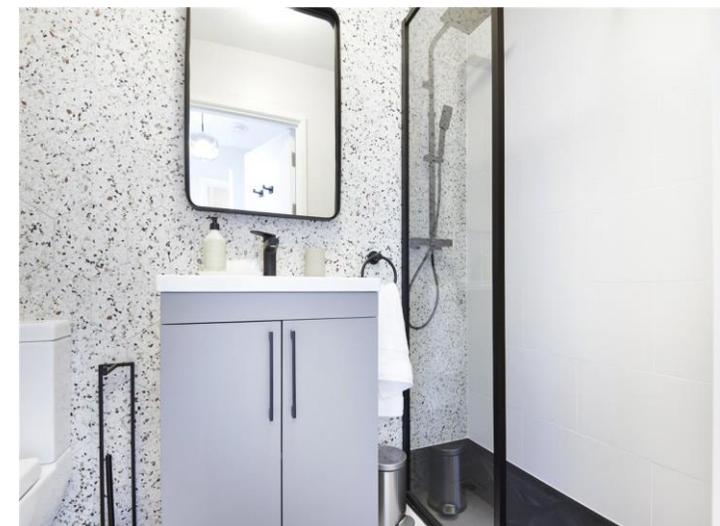
ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

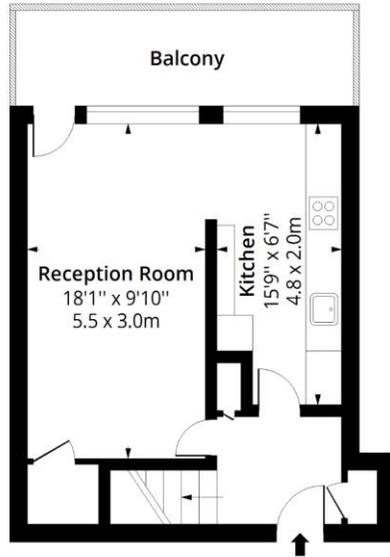
Local Authority Westminster City Council - Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

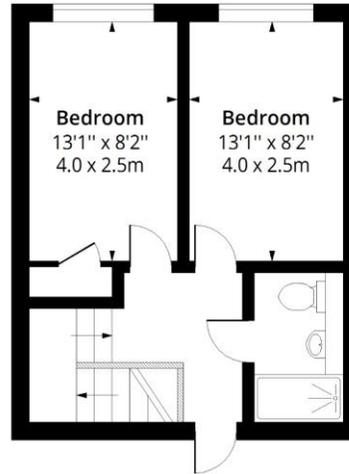


Luxborough Tower, W1U

Approx. Gross Internal Area 770 Sq Ft - 71.53 Sq M
 Approx. Gross Terrace Area 98 Sq Ft - 9.10 Sq M



Sixteenth Floor
 Floor Area 388 Sq Ft - 36.05 Sq M



Seventeenth Floor
 Floor Area 382 Sq Ft - 35.49 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

Date: 15/6/2023

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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.