



**WIGMORE COURT, 120 WIGMORE STREET, W1U**

£850 per week\*

**Carter Jonas**

# FLAT 23, WIGMORE COURT, 120 WIGMORE STREET, LONDON, W1U 3RU

- Stylish interior
- Two bedrooms
- One bathroom
- Modern kitchen
- Day Porter
- Upper floor with lift

## THE PROPERTY

This stunning apartment is located on the 6th floor of a ported block, conveniently situated within proximity of Oxford Street.

Comprising of two bedrooms, a stylish bathroom, kitchen with separate reception room. The property was tastefully refurbished throughout in 2020 and is offered furnished.

Holding deposit is 1 week's rent = £850 based on the asking price.

Deposit is 5 weeks rent = £4,250 deposit based on the asking price (£850pw)

Minimum term 12 months

Council Tax Band F

For eligibility for resident parking permits, please refer to the <https://www.westminster.gov.uk/parking> website for further details.

For the latest information on broadband and mobile coverage, please visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

Wigmore Street is just North of Oxford Street, surrounded by restaurants, cafes and

numerous shops including Selfridges. Bond Street station is close by (Central and Jubilee line) as is

Oxford Circus (Central, Victoria and Bakerloo Line) Baker Street is

Stunning two-bedroom apartment which was refurbished in 2020 and is located in the heart of Marylebone, just a short walk from the High Street and Bond Street tube station.



also conveniently close for more

transport options into the City. Hyde Park and Regents Park are both within walking distance from Wigmore Street.

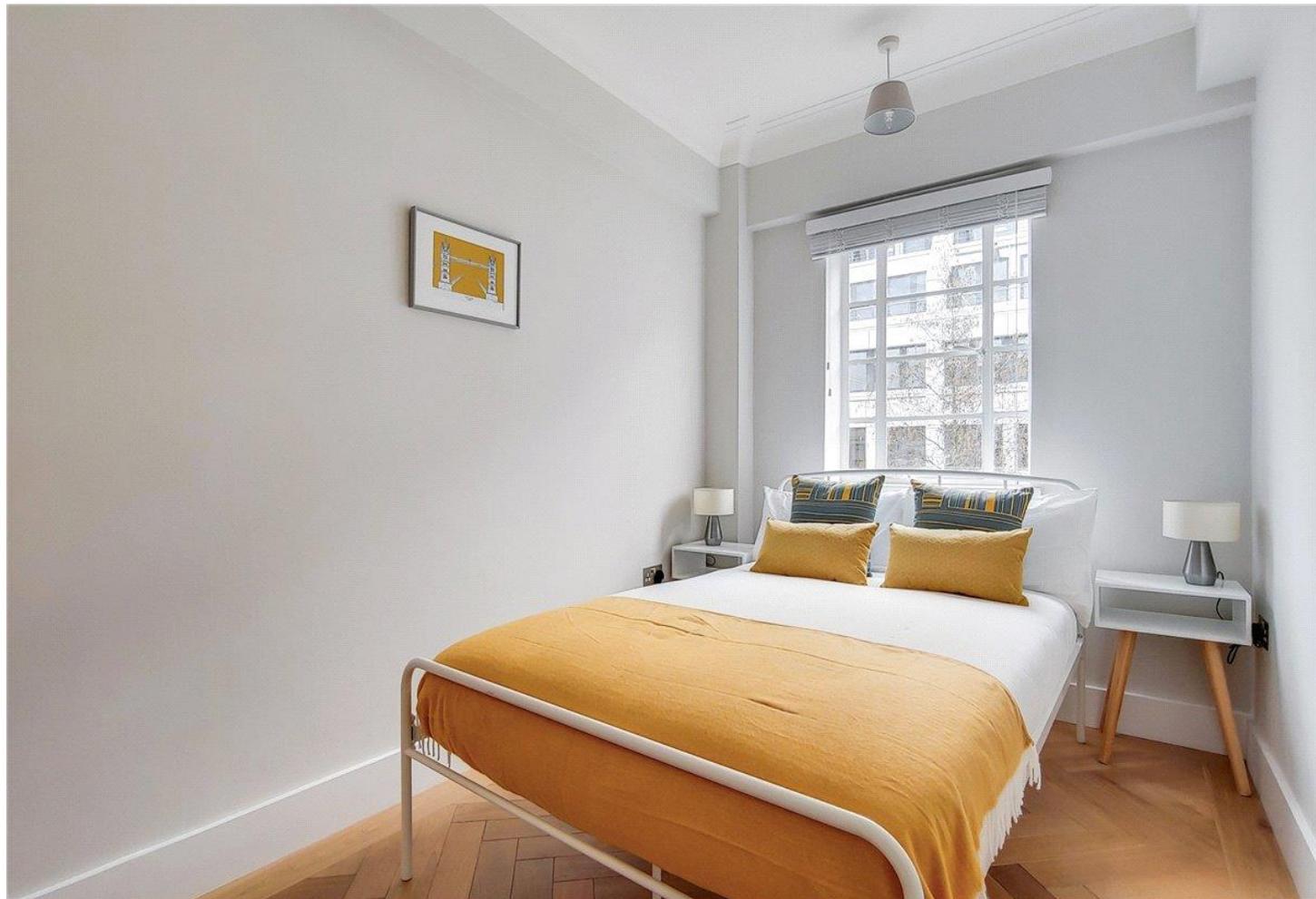
## ADDITIONAL INFORMATION

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>		
(69-80) <b>C</b>	75	77
(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 2002/91/EC	



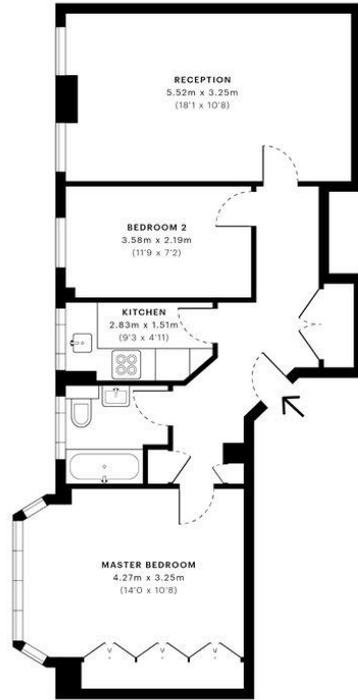
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CAPTURE DATE  
02/03/2020

LASER SCAN POINTS  
34,841,506

GROSS INTERNAL AREA  
59.9 Sqm / 644.3 Sqft



— Sixth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
59.9 Sqm / 644.3 Sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features,  
includes washrooms, restricted head  
57.6 Sqm / 620.1 Sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
60.6 Sqm / 652.5 Sqft  
IPMS 3C RESIDENTIAL  
58.4 Sqm / 628.4 Sqft

SPEC ID:  
5e578a7b479cc0c6c914b1e



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot 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. 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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Classification L2 - Business Data