



BEAUMONT STREET, MARYLEBONE, W1G
£1,775 per week*

Carter Jonas

BEAUMONT STREET, MARYLEBONE, LONDON, W1G 6DQ

- 1 Reception Room
- 2 Bathrooms
- 3 Bedrooms
- Guest WC
- Utility Room
- House

THE PROPERTY

The property comprises a large, modern kitchen/dining room, separate reception room with wood floors, three double bedrooms, two bathrooms (one en-suite) and, WC and utility room.

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

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

Fibre Optic broadband provided by G Network is installed in the property for the tenants use, as a complimentary service provided by the Howard de Walden Estate.

Holding deposit is 1 week's rent = £1,775 (at asking price)

Security deposit is 5 week's rent = £8,875 (at asking price £1,775pw)

Minimum Term 12 months

Council Tax Band G

For the latest information on broadband and mobile coverage, please visit checker.ofcom for the most up-to-date details.

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 in particular 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.


Recently refurbished to a top standard, this is a rare opportunity to rent a house on Beaumont Street, a stone's throw from Marylebone High Street and Regents Park.



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

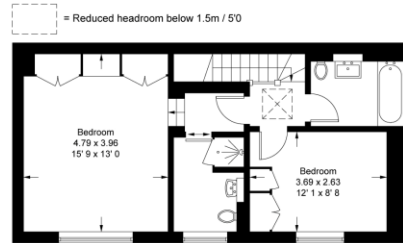
Energy Efficiency Rating

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

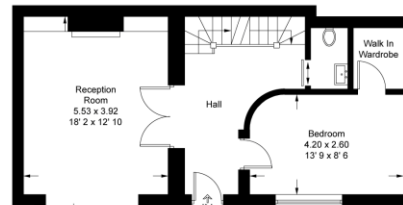
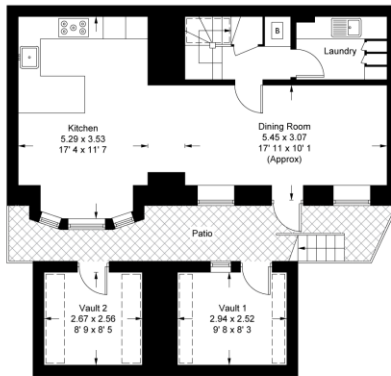


Beaumont Street

Approximate Gross Internal Area = 1560 sq ft / 144.9 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 52 sq ft / 4.8 sq m
Vaults = 109 sq ft / 10.1 sq m
Total = 1721 sq ft / 159.8 sq m



First Floor
516 sq ft / 47.9 sq m



Ground Floor
538 sq ft / 50 sq m

Lower Ground Floor
513 sq ft / 47.7 sq m
(Including Reduced Headroom)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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