



GEORGE STREET, MARYLEBONE, W1H
£775 per week*

Carter Jonas

FLAT 2, GEORGE STREET, MARYLEBONE, LONDON, W1H 7HL

- Modern apartment
- Stylish kitchen and bathroom
- Plenty of fitted storage
- Balcony
- Unfurnished (Furnished at additional cost)

THE PROPERTY

Available to rent on George Street, this modern one-bedroom apartment features a spacious open-plan kitchen and reception room with wooden floors throughout. Enjoy private balcony access from the reception room, a modern bathroom, and built-in wardrobes for ample storage. Ideal for contemporary city living.

The property is professionally managed by The Portman Estate.

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

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

Security deposit is 5 week's rent = £3,875 (at asking price £775pw)

Minimum Term 12 months

Council Tax Band E

For the latest information on broadband and mobile coverage, please visit [/checker.ofcom](https://checker.ofcom.gov.uk/) for the most up-to-date details.

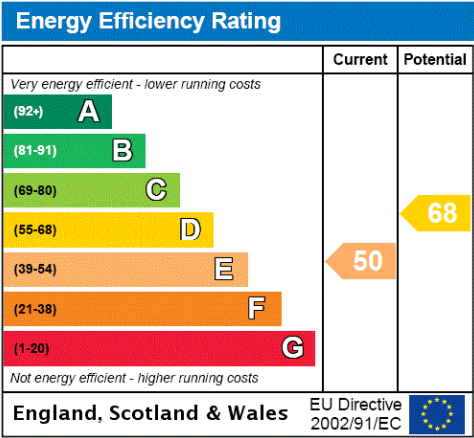
George Street is close to Marble Arch and all the fantastic high-end shops on Oxford Street such as, Selfridges. The location is excellent and very convenient for several transportation options. Hyde Park is easily accessible by foot for Green Spaces. Marble Arch station and Edgware Road station, both within 0.4 miles, are the closest tube stops (Approximately 0.6 miles).

Beautiful one bedroom apartment with open plan reception room, double bedroom and stylish bathroom.



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



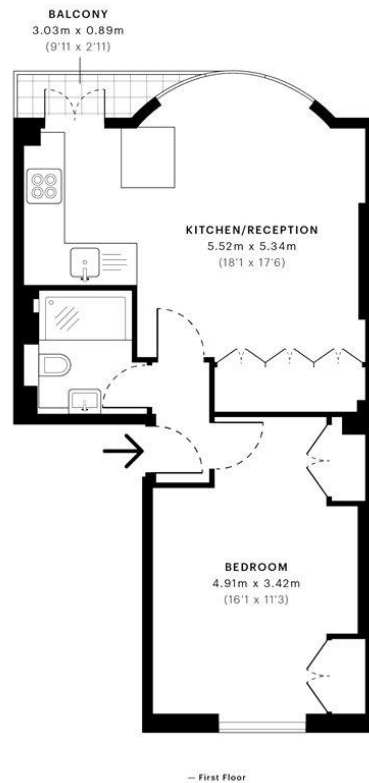
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CAPTURE DATE 22/03/2021 LASER SCAN POINTS 1,802,577

GROSS INTERNAL AREA

43.90 sqm / 472.54 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
43.90 sqm / 472.54 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
41.94 sqm / 451.44 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc
2.24 sqm / 24.11 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



*Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and 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 40.15 sqm / 430.75 sqft
IPMS 3C RESIDENTIAL 45.01 sqm / 484.48 sqft

spec id: 60536d00137eeb0dc8f6f650



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](https://www.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