



**GEORGE STREET, MARYLEBONE, W1H**

£775 per week\*

**Carter Jonas**

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## **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](http://checker.ofcom) 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

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>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



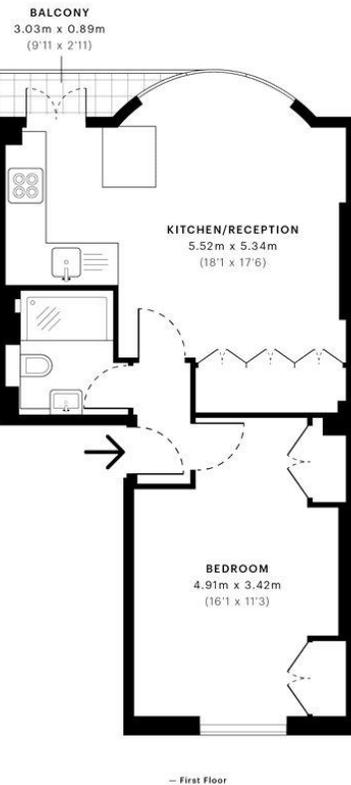
Carter Jonas

George Street, W1H

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 washrooms, 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: 60536d00137ea5b0dc8f6f650

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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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