



HARLEY PLACE, MARYLEBONE, W1G
£2,500 per week*

Carter Jonas

HARLEY PLACE, MARYLEBONE, LONDON, W1G 8QE

- An open-plan kitchen/ dining room located on the lower ground floor
- One reception room on the ground floor
- Dark wood built-in storage space
- Three contemporary double bedrooms
- Three en suite bathrooms, plus a guest WC
- Two terraces
- Professionally managed by Howard de Walden Estate
- Unfurnished or furnished at extra cost

THE PROPERTY

This stunning modern house spans four floors and features elegant dark wood built-in cupboards that beautifully contrast with the lighter hardwood flooring throughout.

The property includes three spacious double bedrooms, with two of them showcasing large windows that allow for ample natural light. There are two en suite shower rooms and one en suite bathroom, as well as a guest WC for convenience.

The home offers two reception areas; one serves as a lovely dining space, highlighted by a striking lighting feature in the center, while the second reception room seamlessly connects to an open kitchen area equipped with integrated appliances.

The master bedroom is a true retreat, complete with an en suite featuring a shower and direct access to a private terrace.

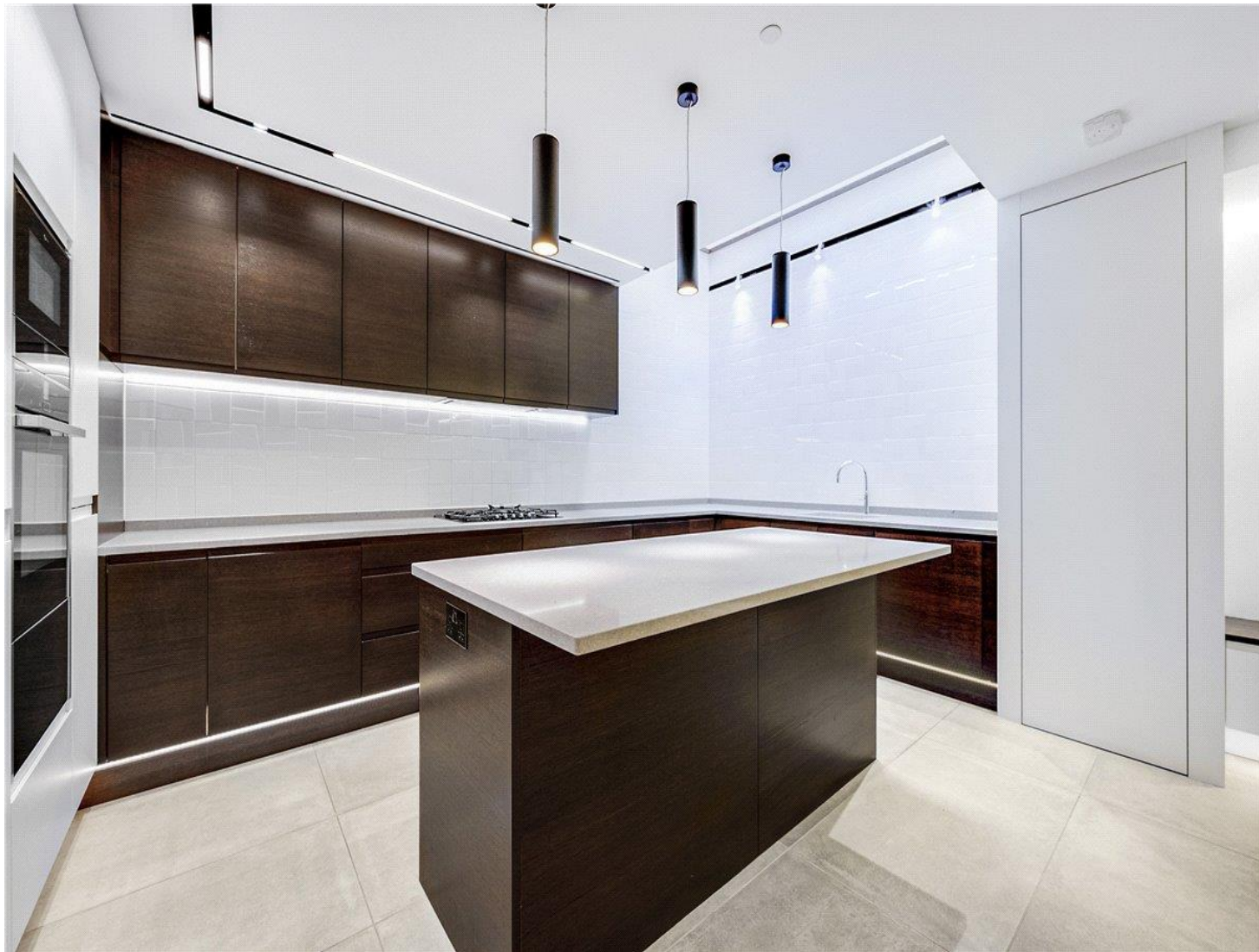
Additionally, the first-floor bedroom opens up to a second terrace, enhancing the outdoor living experience.

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 tenant's use, as a complimentary service provided by the Howard de Walden Estate.

This spacious and bright three-bedroom house is superbly situated in a quiet mews within the heart of Marylebone Village.



In the centre of Marylebone, Harley Street is a highly sought-after street. The renowned medical facilities, well-liked restaurants, and sophisticated boutique stores of Marylebone High Street are all nearby. There are excellent transport links from Regent's Street (approximately 0.3 miles), Oxford Street (approximately 0.5 miles) and Bond Street (approximately 0.6 miles) stations.

The Howard de Walden Estate is a renowned property portfolio situated in the heart of Marylebone, London, spanning 92 acres of premium real estate. Known for its elegant blend of historical architecture and modern living, the estate offers a wide range of high-quality residential and commercial properties. One of the key advantages of renting through The Howard de Walden Estate is the dedicated in-house property management team. They provide hands-on service, ensuring that residents' needs are met promptly and efficiently. This team takes care of everything from regular maintenance to urgent repairs, making the rental experience smooth and stress-free. Moreover, residents have access to a special discount card, offering exclusive deals and promotions at participating businesses throughout the estate. This card adds extra value to living on the Howard de Walden Estate, allowing residents to enjoy the vibrant local amenities with added perks.

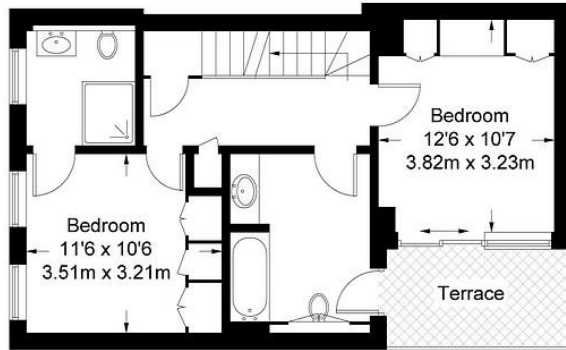
ADDITIONAL INFORMATION

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

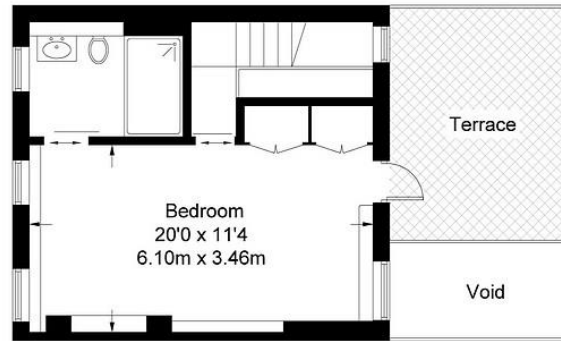


Harley Place

Approximate Gross Internal Area = 1877 sq ft / 174.5 sq m



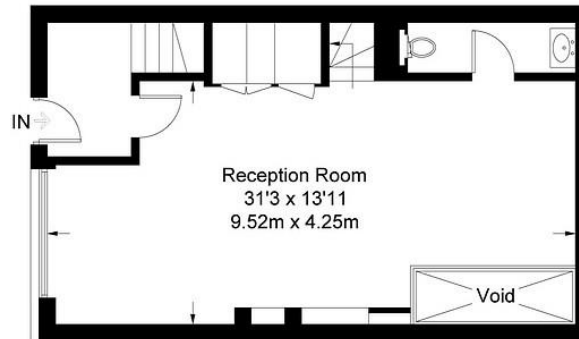
First Floor = 497 sq ft / 46.2 sq m



Second Floor = 368 sq ft / 34.2 sq m



Lower Ground Floor = 497 sq ft / 46.2 sq m



Ground Floor = 515 sq ft / 47.9 sq m (Excluding Void)

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(95-100) A		
(81-95) B	84	90
(69-81) C		
(55-69) D		
(39-55) E		
(21-39) F		
(1-21) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



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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