



GARBUTT PLACE, MARYLEBONE, W1U
£485 per week*

Carter Jonas

SECOND FLOOR FLAT, GARBUTT PLACE, MARYLEBONE, LONDON, W1U 4DS

- Self-contained studio apartment
- Open-plan kitchen/living space
- One Bathroom
- Second Floor
- Wood Floors
- Good Storage
- Pets allowed
- Professionally managed by The Howard de Walden Estate
- Unfurnished or furnished at extra cost

THE PROPERTY

A spacious studio flat is available to rent in the prestigious Marylebone area, located on Garbutt Place. The open-plan living and bedroom space makes the most of its compact size, also featured a separate bathroom, built-in storage and wooden floors throughout.

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)

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

A bright and modern self-contained studio apartment situated moments from Marylebone High Street.



to enjoy the vibrant local amenities with added perks.

Holding deposit is 1 week's rent = £485 (at asking price)

Security deposit is 5 week's rent = £2,425 (at asking price £485pw)

Minimum Term 12 months

Council Tax Band B

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.

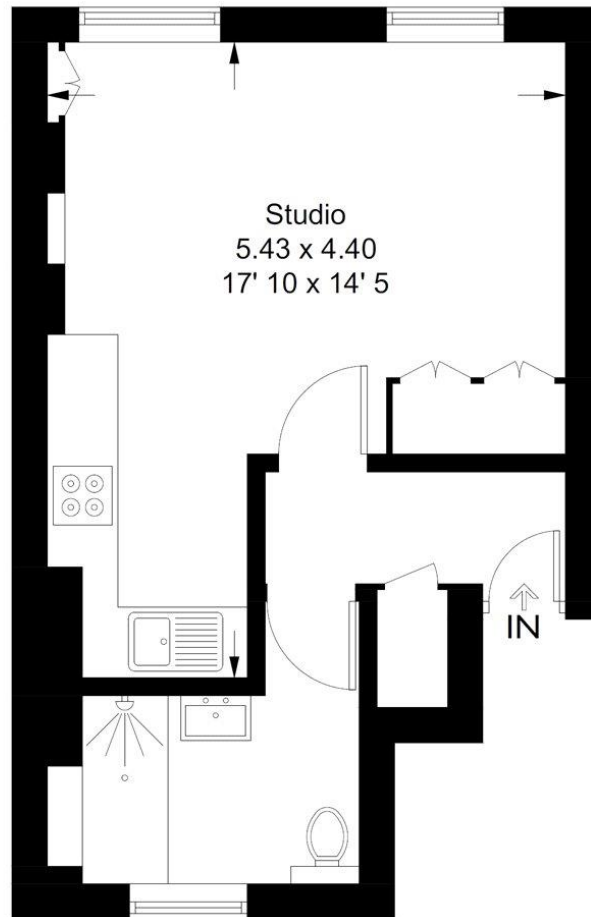
ADDITIONAL INFORMATION

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 B



Garbutt Place

Approximate Gross Internal Area = 300 sq ft / 27.9 sq m



Second Floor

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.

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Classification L2 - Business Data



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	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

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.