



**JAMES STREET, MARYLEBONE, W1U**

£1,250 per week\*

**Carter Jonas**

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## **9 BROWNING COURT, JAMES STREET, MARYLEBONE, LONDON, W1U 1EB**

- Located on James Street
- Spacious, naturally bright open-plan living area
- Wood flooring throughout the main living space
- Modern, fully fitted kitchen
- Two Bedrooms
- Two bathrooms
- Additional study room
- Lift in the building
- Porter service available
- Heating and hot water included

### **THE PROPERTY**

The apartment comprises a spacious and naturally bright open plan living space with wood flooring and a modern fully fitted kitchen, two bedrooms, two bathrooms and a further study room.

The building has a lift and porter and heating & hot water is included.

Available for long term rental on a furnished or unfurnished basis.

Nestled in the heart of Marylebone, James Street W1 offers a vibrant blend of city charm and refined living. Just moments from the world-renowned Oxford Street and the tranquil green spaces of Hyde Park, this sought-after location boasts an array of boutique shops, stylish cafes, and fine dining options. With excellent transport links including Bond Street and Marble Arch stations nearby, residents enjoy effortless access to the West End, the City, and beyond. James Street seamlessly combines the convenience of central London living with the character and community feel of a historic neighbourhood.

Holding deposit is 1 weeks rent = £1,250 (at asking price)

Security deposit is 6 weeks rent = £7,500 (at asking price £1,250pw)

Minimum term 12 months

## **Rare opportunity to rent a spacious penthouse apartment with the benefit of a large private balcony**



Council Tax Band G

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

## ADDITIONAL INFORMATION

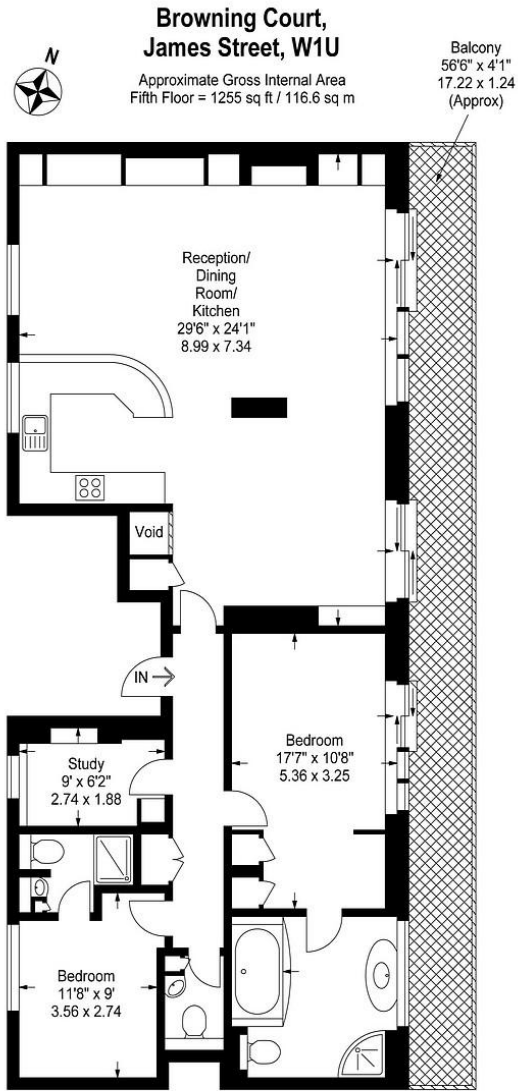
Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority City of Westminster - Selective Licences - Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





**Fifth Floor**  
For Illustration Purposes Only - Not To Scale



**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](http://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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