



TAUNTON PLACE, LONDON, NW1
£4,400 per month*

Carter Jonas

FLAT 12, BOSTON HOUSE, TAUNTON PLACE, LONDON, NW1 6EY

- Newly refurbished
- HMO license
- Three double bedrooms
- Two bathrooms
- Modern block
- Furnished

THE PROPERTY

This stunning property has been thoughtfully refurbished to a high standard throughout, offering excellent living space. It features three double bedrooms, two bathrooms, a modern kitchen, and a spacious reception room.

The property also benefits from a HMO license, allowing three individual sharers.

Offered furnished.

Nestled in the heart of London, Taunton Place captivates with its blend of historic allure and modern vibrancy. Victorian architecture lines the streets, complemented by lush greenery. Charming local shops and cafes invite exploration, creating a warm and inviting atmosphere for residents and visitors alike in this delightful London neighbourhood. You can access every part of London from Baker Street station (0.5 miles) and Edgware Road station (0.6 miles).

Holding deposit is 1 week's rent = £1,015.38 (at asking price)

Security deposit is 6 week's rent = £6,092.31 (at asking price)

Minimum Term 12 months

Council Tax Band F

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.

Modern and fully refurbished three bedroom available to sharers and located within access to Marylebone High St.




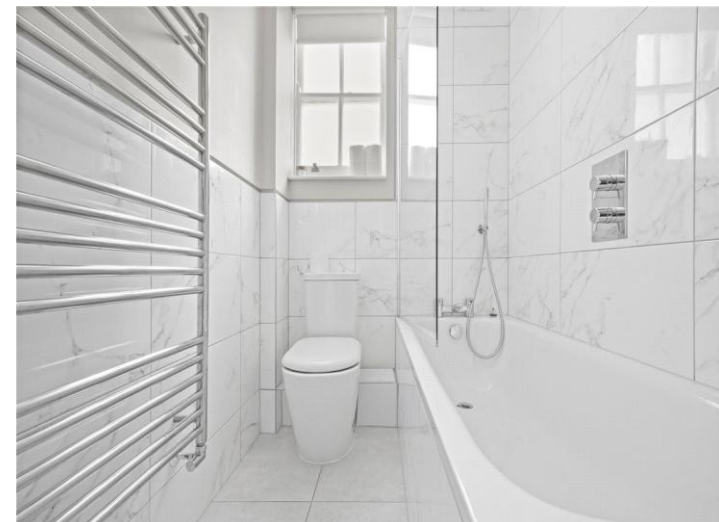
ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

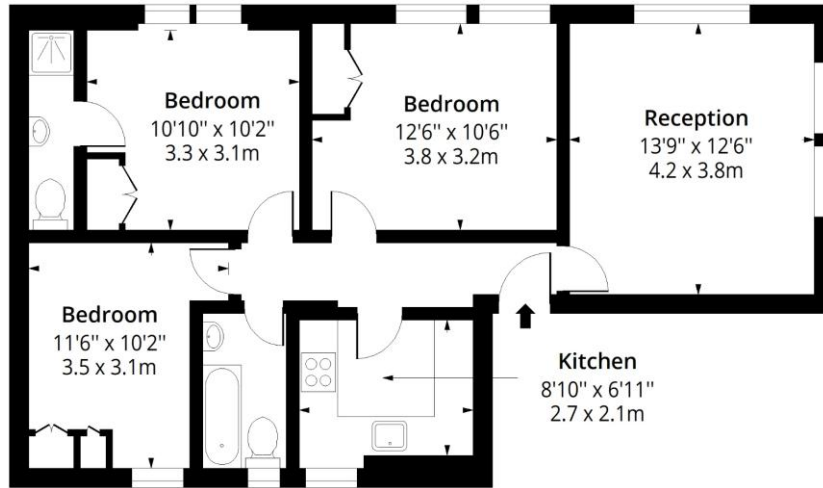
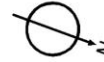
Local Authority City of Westminster - Selective Licences - Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	78
(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 	



Boston House, NW1

Approx. Gross Internal Area 747 Sq Ft - 69.40 Sq M



Fifth Floor

Floor Area 747 Sq Ft - 69.40 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 21/5/2025

T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: marylebone.lettings@carterjonas.co.uk

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IMPORTANT INFORMATION

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