



NEW CAVENDISH STREET, MARYLEBONE, W1G

£1,295 per week*

Carter Jonas

FOURTH FLOOR FLAT 4, NEW CAVENDISH STREET, MARYLEBONE, LONDON, W1G 8UG

- Professionally managed by The Howard de Walden Estate
- Available to rent on New Cavendish Street
- Spacious open-plan kitchen and reception area
- Two well-proportioned bedrooms
- Principal bedroom with en-suite shower room
- Additional bathroom with Jack-and-Jill access
- Built-in wardrobes in both bedrooms, providing ample storage space
- Unfurnished basis, or furnished (at separate cost)

THE PROPERTY

A two-bedroom flat available to rent on New Cavendish Street. The property features a spacious open-plan kitchen and reception area, two well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, and a further bathroom with convenient Jack-and-Jill access. Additional benefits include built-in wardrobes in both bedrooms, offering ample storage space.

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)

New Cavendish Street is a lively street located in the heart of London's West End. It runs from Portland Place in the north to Tottenham Court Road in the south, passing through the vibrant areas of Fitzrovia and Marylebone. The street is home to a diverse range of businesses, including shops, restaurants, and cultural institutions. You can access every part of London from Regents Park station (0.4 miles) Great Portland Street station (0.4 miles) Oxford Street station (0.4 miles) Bond Street station (0.5 miles).

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

Beautiful two-bedroom apartment with wood floors on the top floor this lovely period building overlooking Marylebone High Street.



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.

Holding deposit is 1 week's rent = £1,295 (at asking price)

Security deposit is 5 week's rent = £6,475 (at asking price £1,295pw)

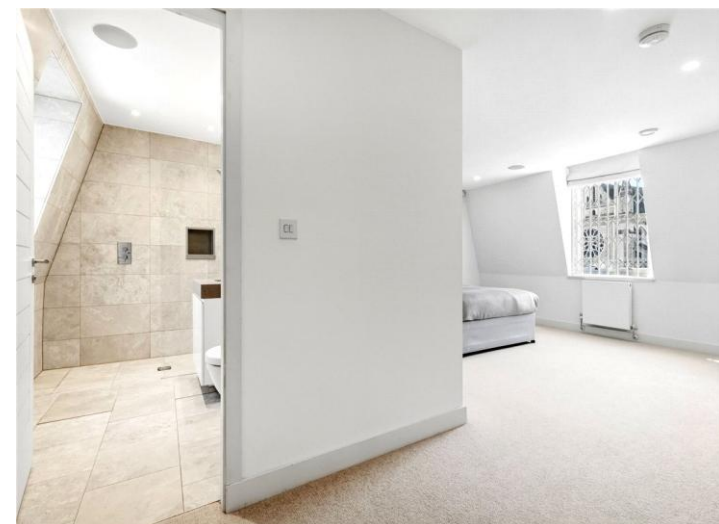
Minimum Term 12 months

Council Tax Band G

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

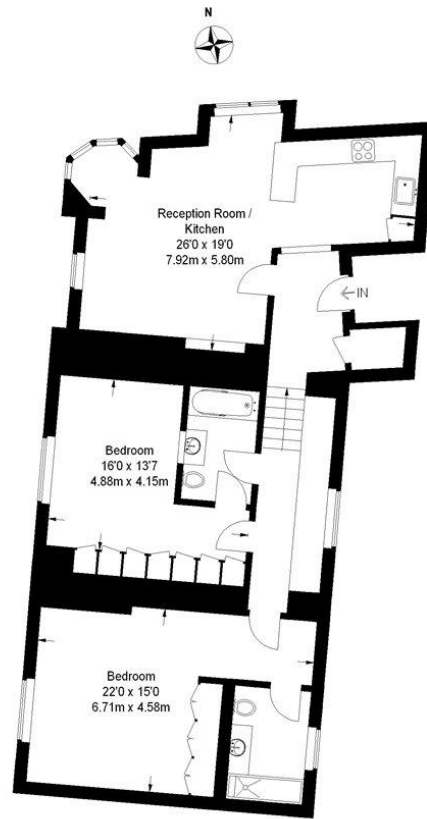
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	City of Westminster - Selective Licences - Council Tax Band G



2 New Cavendish Street

Fourth Floor Flat 4

Approximate Gross Internal Area
1195 sq ft / 111 sq m



Fourth Floor



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

T: 020 7486 8866
37 New Cavendish Street, London, W1G 9TL
E: marylebone.lettings@carterjonas.co.uk



Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE