



GLOUCESTER PLACE, MARYLEBONE, W1U
£2,250 per week*

Carter Jonas

GLOUCESTER PLACE, MARYLEBONE, LONDON, W1U 8HG

- 3 Bedrooms
- 3 Bathrooms
- Reception Room
- Kitchen
- Balcony
- Unfurnished (Furnished at separate cost)

LOCATION

Gloucester Place is ideally situated for the retail and entertainment options in Marylebone and St. Johns Wood, all of which are only 0.7 miles away, as well as the natural areas of close-by Regent's Park. It is situated just north of Dorset Square (approximately 320 meters). Marylebone Station, which serves the Jubilee, Bakerloo, Metropolitan, Circle, Hammersmith, and City lines, is conveniently situated (approximately 0.2 miles away), as is Baker Street Underground Station.

THE PROPERTY

The apartment comprises a huge reception room with wood floors and high ceilings, separate large fully fitted kitchen and access to a private balcony.

There are three good size double bedrooms and three bathrooms (two en suite) plus a guest cloakroom, excellent storage, and a second private balcony accessed from two of the bedrooms.

The property is professionally managed by the Portman Estate.

Available for long term rental on an unfurnished basis or furnished by separate negotiation.

Holding deposit is 1 week's rent = £2,250 (at asking price)

Security deposit is 5 week's rent = £13,500 (at asking price £2,250pw)

Minimum term 12 months

Council Tax Band H

This stunning apartment is set within a period conversion and boasts high ceilings, large entertaining spaces and is finished to the highest standard with contemporary fixtures and fittings.



The Portman Estate's 110 acres of land within Marylebone, London W1, has a rich heritage dating back to the 16th century and is the setting for continual investment in premium residential properties, shops and independent businesses. The Portman Estate includes key places of architectural and historical interest along with a vibrant blend of shops, including Portman Village, restaurants, wine-bars, hotels and garden squares - a perfect mix of leisure opportunities for residents in the heart of London's West End.

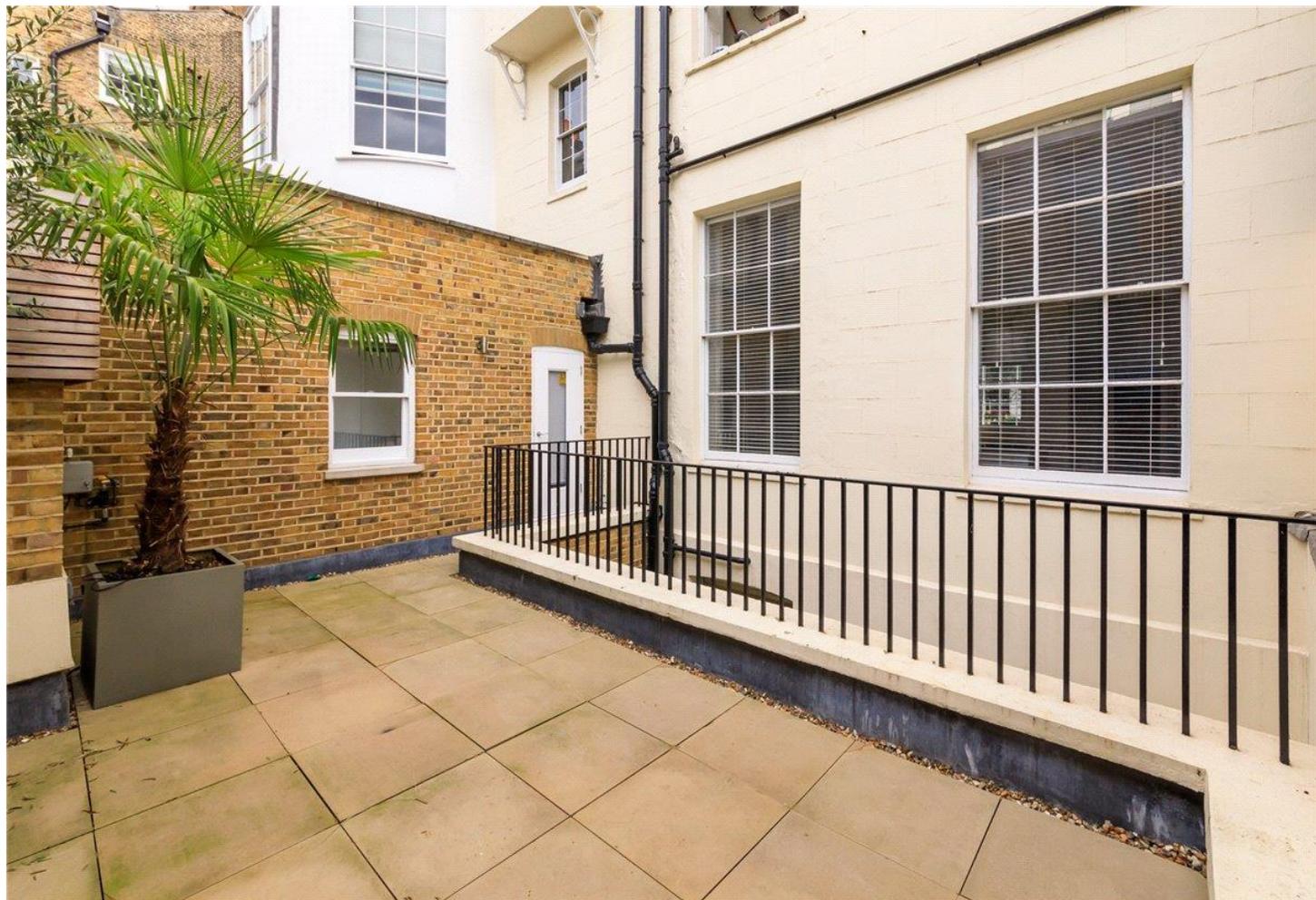
ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

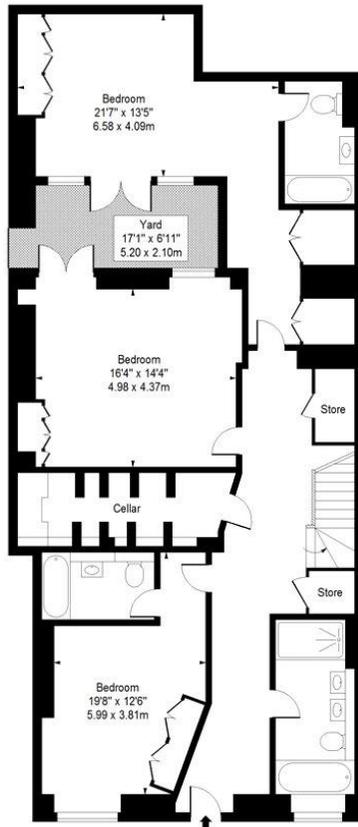
Local Authority Westminster City Council - Council Tax Band H

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

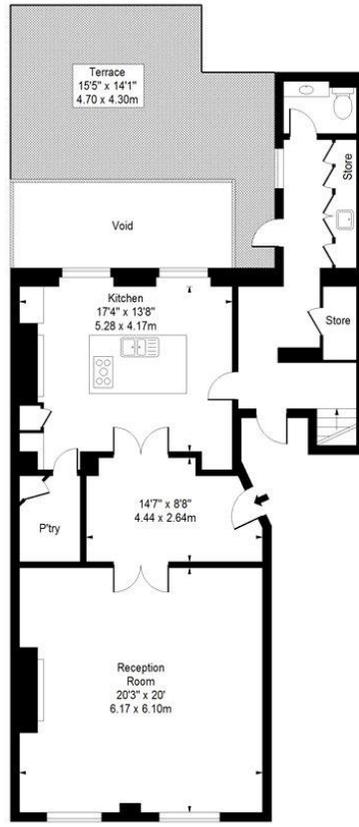


Gloucester Place, W1U

Approx. Gross Internal Area (Including Terrace, Yard) 2964 Sq Ft - 275.36 Sq M
 Approx. Gross Internal Area (Excluding Terrace, Yard) 2554 Sq Ft - 237.27 Sq M



Lower Ground Floor
 Floor Area 1516 Sq Ft - 140.84 Sq M



Upper Ground Floor
 Floor Area 1038 Sq Ft - 96.43 Sq M

For Illustration Purposes Only - Not To Scale
 www.jpapuis.com



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not 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. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. 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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