



NEW CAVENDISH STREET, MARYLEBONE, W1G

£1,200 per week*

Carter Jonas

FLAT 3, NEW CAVENDISH STREET, MARYLEBONE, LONDON, W1G 9TN

- Three Bedrooms
- Two Modern Bathrooms
- Fully Fitted Kitchen
- Spacious Reception and dining room
- Wooden Flooring
- Storage
- Fibre Optic broadband provided by G Network
- Professionally managed by Howard de Walden Estate
- Unfurnished or furnished at extra cost

THE PROPERTY

This apartment features a double reception room, separate kitchen, two double bedrooms, two bathrooms plus additional study/ third single bedroom.

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 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

Charming and bright apartment with wood floors throughout in this lovely period building a stone's throw from all the amenities of Marylebone High Street.



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 = £1,200 (at asking price)

Security deposit is 5 week's rent = £6,000 (at asking price £1,200pw)

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

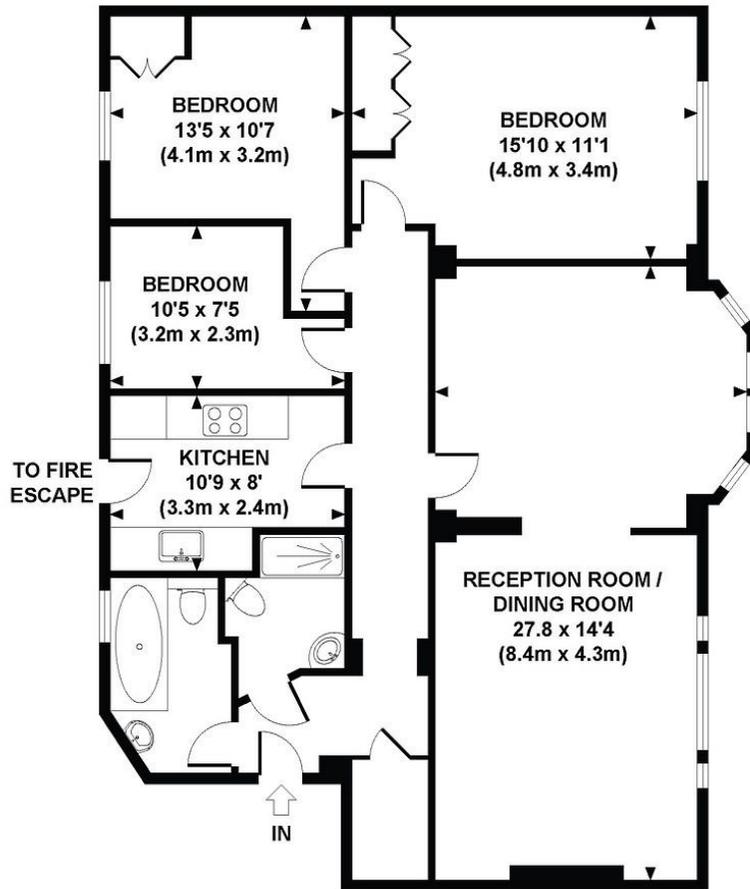
Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Westminster City Council - Council Tax Band G



3, 39 New Cavendish Street
 Approximate gross internal area 1012 sq. ft / 94 sq. m



**SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1012 SQ FT**

For illustrative purposes only. not to scale
 Floorplan created by FRESH PHOTO HOUSE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	72	82
(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.

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