



**DORSET STREET, MARYLEBONE, W1U**

£3,500 per week\*

**Carter Jonas**

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## **DORSET STREET, MARYLEBONE, LONDON, W1U 8AR**

- Four bedrooms
- Built in wardrobes
- Three Modern bathroom with a bathtub & shower
- Private garden
- Newly redecorated
- Professionally managed by Portman Estate
- Unfurnished or furnished at extra cost

### **THE PROPERTY**

Spanning five elegant floors, this stunning residence offers four spacious bedrooms, three luxurious bathrooms and a grand double reception room.

The heart of the home is a beautifully designed kitchen with an inviting dining area, perfect for social evenings.

The property is professionally managed by The Portman Estate.

Available for long term rental on an unfurnished basis, or furnished (at separate cost)

Dorset Street, located in the heart of Marylebone, London, is a charming, tree-lined avenue known for its beautiful Georgian architecture and vibrant local shops. It offers a delightful blend of cafes, boutiques, and art galleries, making it a popular spot for both locals and visitors. The nearest train station is Marylebone Station, approximately 0.5 miles away, offering easy access to mainline services and the London Underground, enhancing its connectivity to the rest of the city.

The Portman Estate is a prestigious property portfolio located in the heart of central London, covering 110 acres of prime real estate in Marylebone. Renting through The Portman Estate comes with the advantage of an in-house property management team, providing responsive, hands-on service to ensure residents' needs are met quickly and efficiently. This dedicated team helps maintain the quality of living, handling everything from routine maintenance to emergency repairs, making the rental experience hassle-free.

Holding deposit is 1 week's rent = £3,500 (at asking price)

**This beautifully refurbished four-bedroom Georgian house in the heart of Marylebone is a true gem in one of the city's most sought-after districts.**



Security deposit is 6 week's rent = £21,000 (at asking price £3,500pw)

Minimum term 12 months

Council Tax Band H

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 Westminster City Council - Council Tax Band H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Dorset Street, W1U

CAPTURE DATE 08/07/2020 LASER SCAN POINTS 157622,888

GROSS INTERNAL AREA

209.15 sqm / 2251.27 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
209.15 sqm / 2251.27 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, external head height  
175.85 sqm / 1892.83 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
5.18 sqm / 55.76 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 189.76 sqm / 2042.77 sqft  
IPMS 3C RESIDENTIAL 178.30 sqm / 1917.05 sqft  
spec id: 5efaf6c7457c0890a2886fed9

T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: marylebone.lettings@carterjonas.co.uk

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Classification L2 - Business Data



**IMPORTANT INFORMATION**

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