



BENTINCK STREET, MARYLEBONE, W1U
£2,300 per week*

Carter Jonas

FLAT 3, BENTINCK STREET, MARYLEBONE, LONDON, W1U 2ES

- Four modern Bedrooms
- Open Plan Kitchen/ Reception room
- Three beautifully designed Bathrooms
- Guest WC
- Study Room
- Balcony
- Direct Lift Access
- Professionally managed by the Howard de Walden Estate.
- Fibre Optic Broadband included in the rent
- Unfurnished (or furnished at separate cost)

THE PROPERTY

This modern apartment spans the second, third, and fourth floors and offers direct lift access. It features an open-plan reception room with a fully equipped kitchen, a study, four contemporary double bedrooms, two of which include en-suite bathrooms, in addition to another bathroom and a guest WC. One of the bedrooms leads to a charming balcony, and the apartment offers ample of storage space throughout.

The property is located on the north side of Bentinck Street, close to the intersection with Marylebone Lane, and runs west from Welbeck Street into Hinde Street, which then leads directly into Manchester Square. One of London's most sought-after locations, Marylebone Village, is home to a variety of boutique occupants, including restaurants and high-end retail stores. Benefiting from proximity to Bond Street and Oxford Circus Tube Station, which have good transportation connections.

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 and efficiently. This team takes care of everything from regular maintenance to urgent repairs, making the rental experience smooth

A four-bedroom, three-bathroom apartment with the rare benefit of a balcony.



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.

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).

Holding deposit is 1 week's rent = £2,300 (at asking price)

Security deposit is 5 week's rent = £11,500 (at asking price £2,300pw)

Minimum Term 12 months

Council Tax Band H

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.

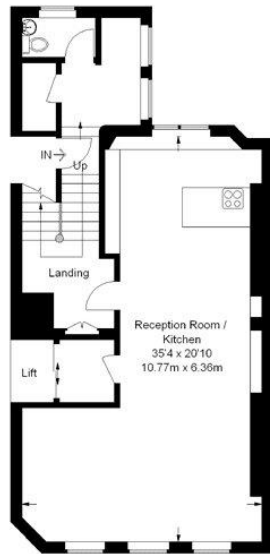
ADDITIONAL INFORMATION

| | |
|-----------------|---|
| 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 H |



17 Bentinck Street

Approximate Gross Internal Area (Excluding Reduced Headroom)
2357 sq ft / 220 sq m
Reduced Headroom = 32 sq ft / 3 sq m
Total = 2400 sq ft / 223 sq m



Second Floor = 796 sq ft / 74 sq m



Third Floor = 839 sq ft / 78 sq m

Reduced headroom below 1.5 m / 5'0"
For illustrative purposes only. Not to scale.
Floorplan created by FRESH PHOTO HOUSE.



Fourth Floor = 764 sq ft / 71 sq m

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (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 | |



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.

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Classification L2 - Business Data