



**MARYLEBONE HIGH STREET, MARYLEBONE, W1U**  
£925 per week\*

**Carter Jonas**

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## **FLAT 7 CECIL HOUSE, MARYLEBONE HIGH STREET, MARYLEBONE, LONDON, W1U 4RJ**

- Two modern Bedrooms
- Charming Reception Room
- One Bathroom with Bathtub/shower
- Upper Floor (with lift)
- Pets allowed
- Professionally managed by The Howard de Walden Estate.
- Unfurnished or furnished at extra cost

### **THE PROPERTY**

Third floor, two-bedroom apartment (with lift access) in a fantastic location in the centre of Marylebone High Street, offering immediate access to a great range of shops and restaurants. Measuring 936 sq ft / 87sqm, the apartment comprises a good size living room, separate kitchen with dining area, two double bedrooms and one bathroom.

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)

The property is superbly located in the heart of Marylebone Village, just moments from Marylebone High Street's fashionable boutiques, restaurants, and bars, as well as Regent's Park (0.4 miles). The nearby Bond Street (0.5 mile), Baker Street (0.3 mile), and Regent's Park underground stations, Marylebone (0.7 mile), and Euston (1.2 mile) train stations, and access to the West and Heathrow via the A40 and Elizabeth line, provide excellent transportation links.

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

**A two-bedroom apartment available for rent on Marylebone High Street. This property features a reception area, dining room, kitchen, two bedrooms, and a bathroom.**



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 = £925 (at asking price)

Security deposit is 5 week's rent = £4,625 (at asking price £925pw)

Minimum Term 12 months

Council Tax Band F

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.

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## ADDITIONAL INFORMATION

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Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	Westminster City Council - Council Tax Band F
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**FLAT 7 CECIL HOUSE, 97-100 MARYLEBONE HIGH STREET**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 936 SQ.FT (87 SQ.M)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(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	



**HDA** This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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