



**OLDBURY PLACE, MARYLEBONE, W1U**

£1,500 per week\*

**Carter Jonas**

# OLDBURY PLACE, MARYLEBONE, LONDON, W1U 5PD

- Four bedroom Mews house
- Three bathrooms
- Reception Room
- Kitchen
- Balcony
- Unfurnished or furnished at separate cost

## THE PROPERTY

The residence includes a spacious reception room featuring wood floors and high ceilings, along with a separate fully equipped kitchen.

The house consists of four bedrooms in total: two double bedrooms, each with its own en-suite bathroom, and two single bedrooms sharing a third bathroom.

It has the rare benefit of a private terrace on the top floor.

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

Security deposit is 6 week's rent = £9,000 (at asking price £1,500pw)

Minimum term 12 months

Council Tax Band H

For eligibility for resident parking permits, please refer to the <https://www.westminster.gov.uk/parking> website for further details.

For the latest information on broadband and mobile coverage, please visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

Oldbury Place, off Nottingham Street is a cobbled through road that is approached through an entrance under a building and is only a very short walk to Marylebone High Street.

Marylebone maintains a charming semblance of its historical roots, resembling the village it was four centuries ago and retaining the elegance of its Georgian development from 250 years ago. The

A lovely, four-bedroom mews house ideal for a couple or family. With wood flooring and contemporary kitchen and bathrooms this is a wonderful property in an ideal location just off Marylebone High Street.



High Street, in particular, offers a delightful experience, exuding a slightly more cosmopolitan vibe compared to other areas in the city, yet maintaining a relaxed ambiance. A haven nestled just a short stroll from Oxford Circus, Marylebone captivates with its squares adorned by tall, gracefully proportioned Georgian houses, creating a pristine and timeless allure.

## ADDITIONAL INFORMATION

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

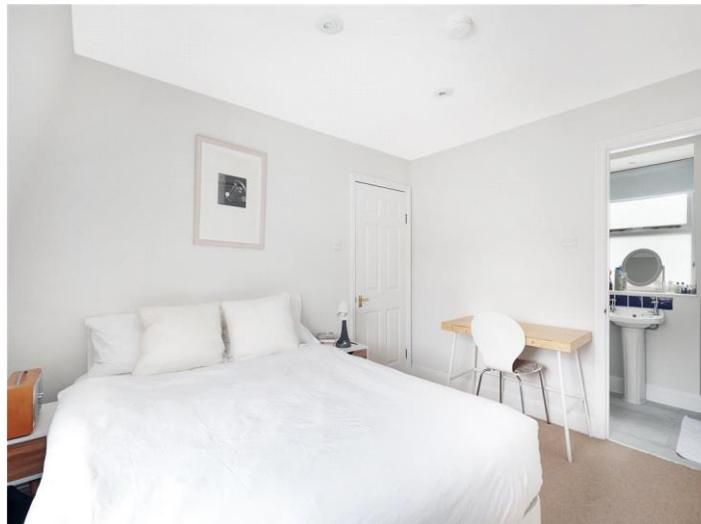
**Viewing** Strictly by appointment

**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>	
(69-80)	<b>C</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		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

Current	Potential
63	84



# Oldbury Place, W1U

Approx. Gross Internal Area 1323 Sq Ft - 122.91 Sq M  
 Approx. Gross Terrace Area 86 Sq Ft - 7.99 Sq M



**Ground Floor**

Floor Area 500 Sq Ft - 46.45 Sq M

**First Floor**

Floor Area 468 Sq Ft - 43.48 Sq M

**Second Floor**

Floor Area 355 Sq Ft - 32.98 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 15/1/2024

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Classification L2 - Business Data

## IMPORTANT INFORMATION

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