



**TAUNTON PLACE, LONDON, NW1**  
£2,600 per month\*

**Carter Jonas**

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## **FLAT 6 BALCOMBE HOUSE, TAUNTON PLACE, LONDON, NW1 6HA**

- One bedroom
- Fitted kitchen
- Reception room
- Bathroom
- Refurbished building
- Unfurnished or furnished at additional cost

### **THE PROPERTY**

This naturally bright apartment comprises of a fitted kitchen, separate reception room, bathroom and double bedroom with plenty of built in storage.

The flat is located within a recently refurbished modern block, close to Marylebone Station.

Offered unfurnished and available now for long term rental on an unfurnished basis.

Holding deposit = 1 weeks rent of £600 (at asking price).

Deposit is 5 weeks rent (£600pw = £3,000 deposit).

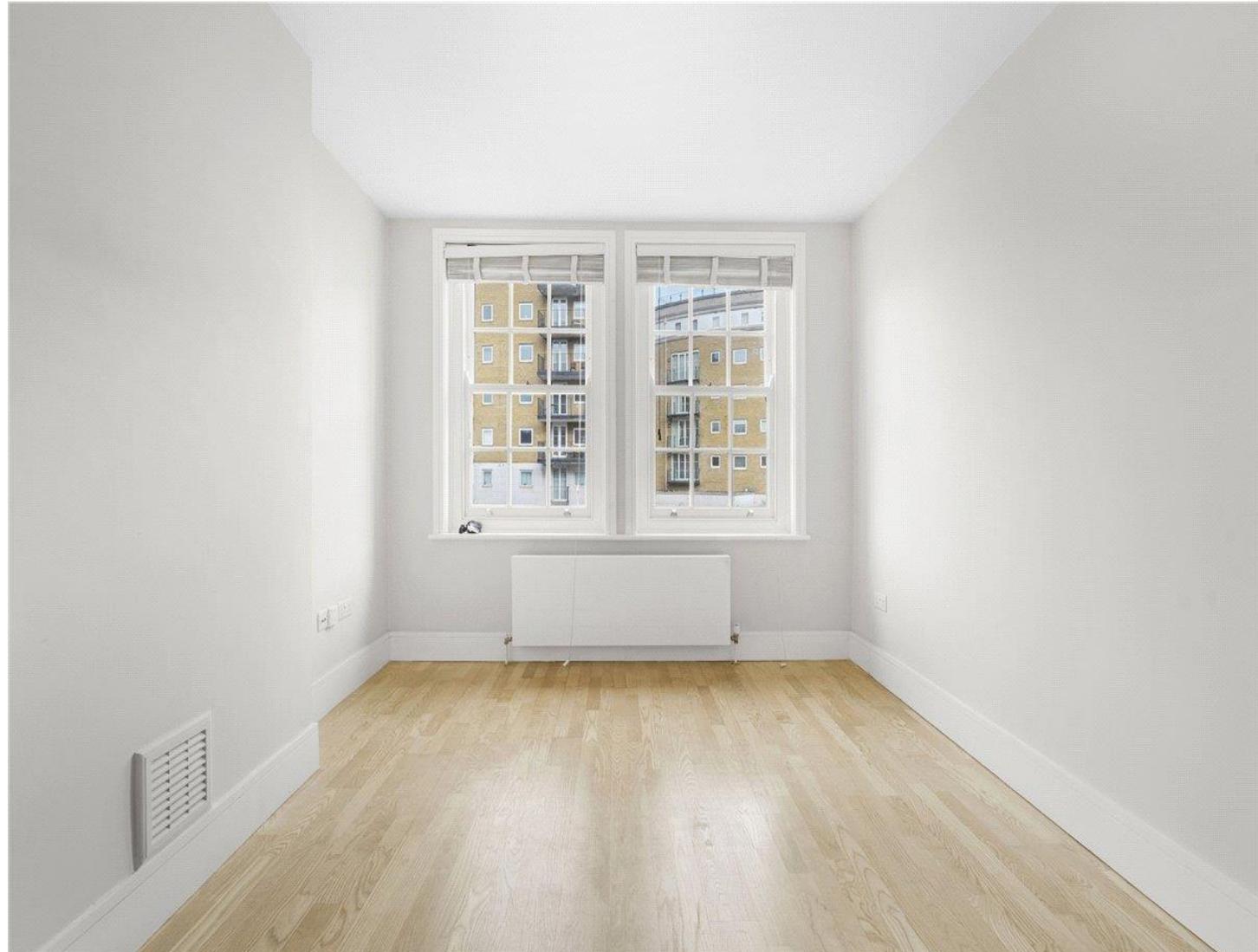
For eligibility for resident parking permits, please refer to the <https://www.westminster.gov.uk/parking> website for further details.

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.

### **LOCATION**

Nestled in the heart of London, Taunton Place captivates with its blend of historic allure and modern vibrancy. Victorian architecture lines the streets, complemented by lush greenery. Charming local shops and cafes invite exploration, creating a warm and inviting atmosphere for residents and visitors alike in this delightful London neighbourhood. You can access every part of London from Baker Street station (0.5 miles) and Edgware Road station (0.6 miles).

**One bedroom apartment within a modern refurbished building near Marylebone Station.**



## ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

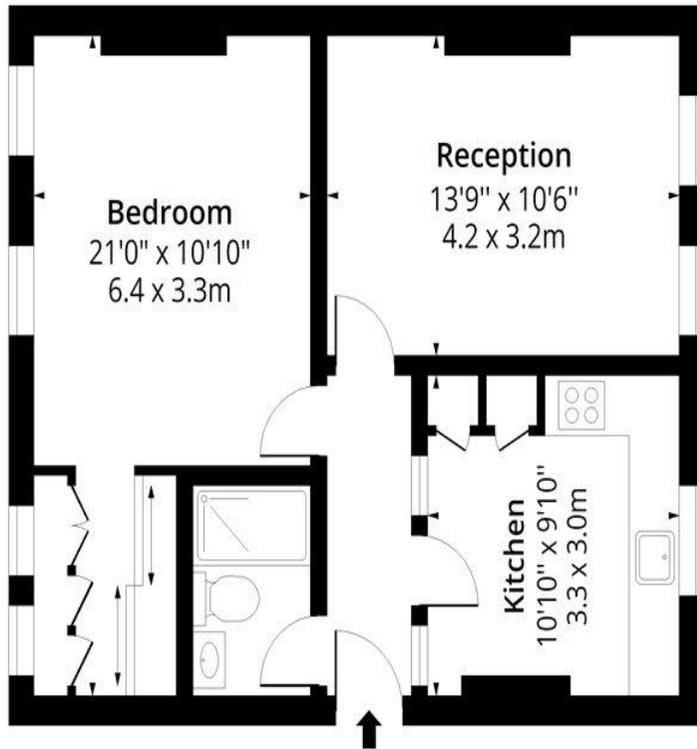
Local Authority London Borough of Wandsworth - Council Tax Band D

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			
England, Scotland & Wales		72	79
EU Directive 2002/91/EC			



# Balcombe House, NW1

Approx. Gross Internal Area 540 Sq Ft - 50.12 Sq M



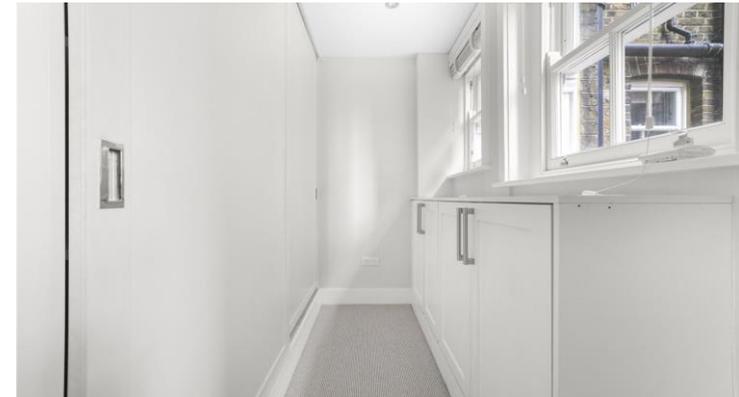
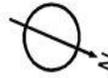
## Second Floor

Floor Area 540 Sq Ft - 50.17 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 measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq ft

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Classification L2 - Business Data

### IMPORTANT INFORMATION

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