



WIMPOLE STREET, MARYBEONE, W1G

£875 per week*

Carter Jonas

REAR LOWER GROUND FLAT, WIMPOLE STREET, MARYBEONE, LONDON, W1G 8AJ

- One Bedroom
- One Bathroom
- Built-in Wardrobes in Bedroom
- Open plan kitchen/reception
- Cellar
- Outside space
- Professionally managed by The Howard de Walden Estate
- Fibre Optic broadband provided by G Network is installed in the property
- Unfurnished basis, or furnished (at separate cost)

THE PROPERTY

This one-bedroom flat on Wimpole Street in Marylebone features a spacious open-plan kitchen and reception area with wood flooring, a double bedroom, a bathroom, and a large storage room. It also benefits from a private patio, providing outside space, as well as a cellar for additional storage.

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).

Wimpole Street boasts a prime location that offers convenient access to the first-rate facilities of Marylebone and the West End, as well as the scenic beauty of Regent's Park. Commuting is a breeze with the excellent transportation links provided by the nearby Regent's Park, Baker Street, and Great Portland Street underground stations, as well as the Marylebone, Euston, and King's Cross train stations. Additionally, the A40 provides easy access to the West and Heathrow.

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

This extremely spacious one bedroom apartment located on the lower ground floor of a period building in the heart of Marylebone Village, offering easy access to a range of shops & restaurants, and Bond Street station.



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 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 = £875 (at asking price)

Security deposit is 5 week's rent = £4,375 (at asking price £875pw)

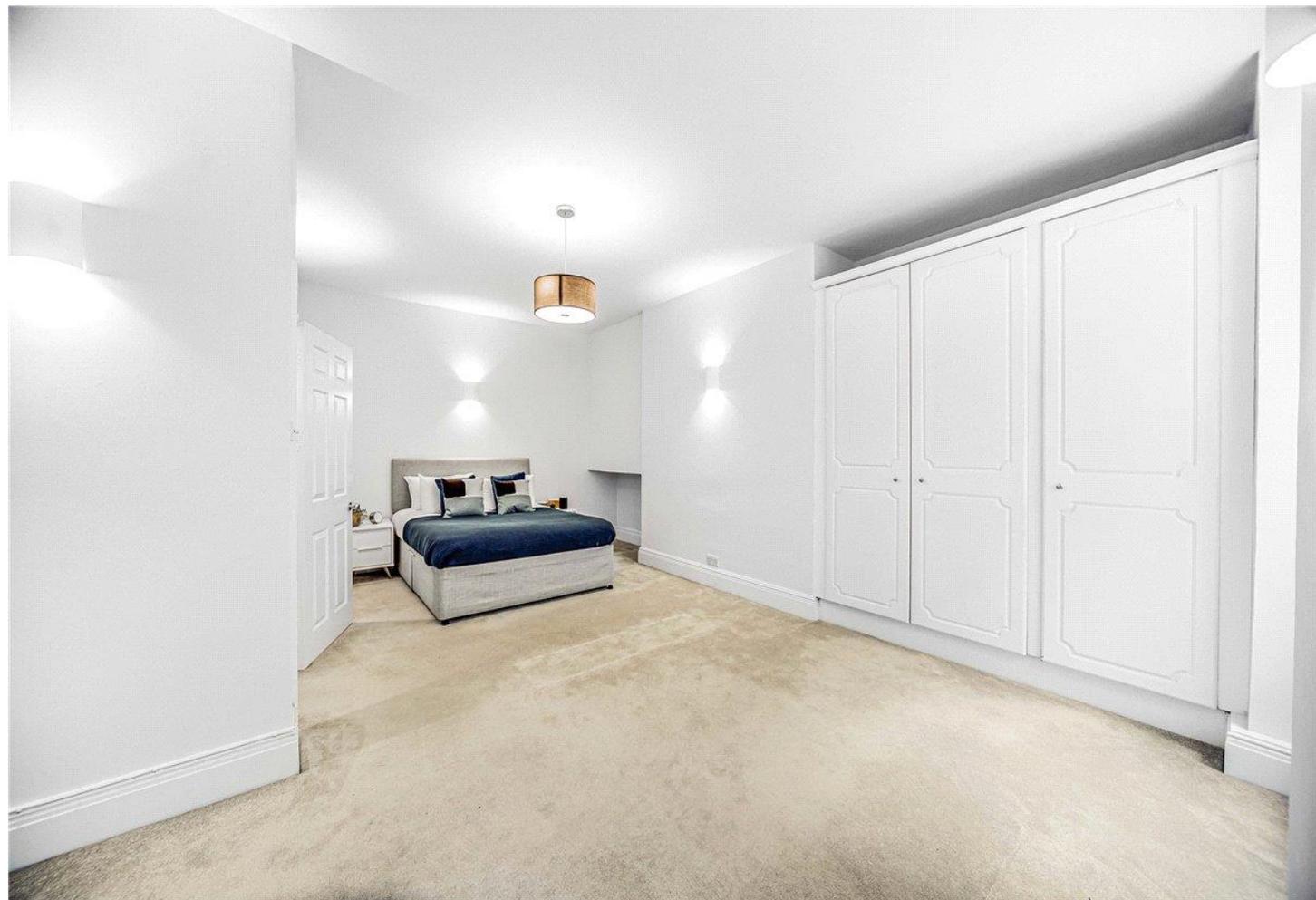
Minimum term 12 months

Council Tax Band F

Fibre Optic broadband provided by G Network is installed in the property for the tenants use, as a complimentary service provided by the Howard de Walden Estate.

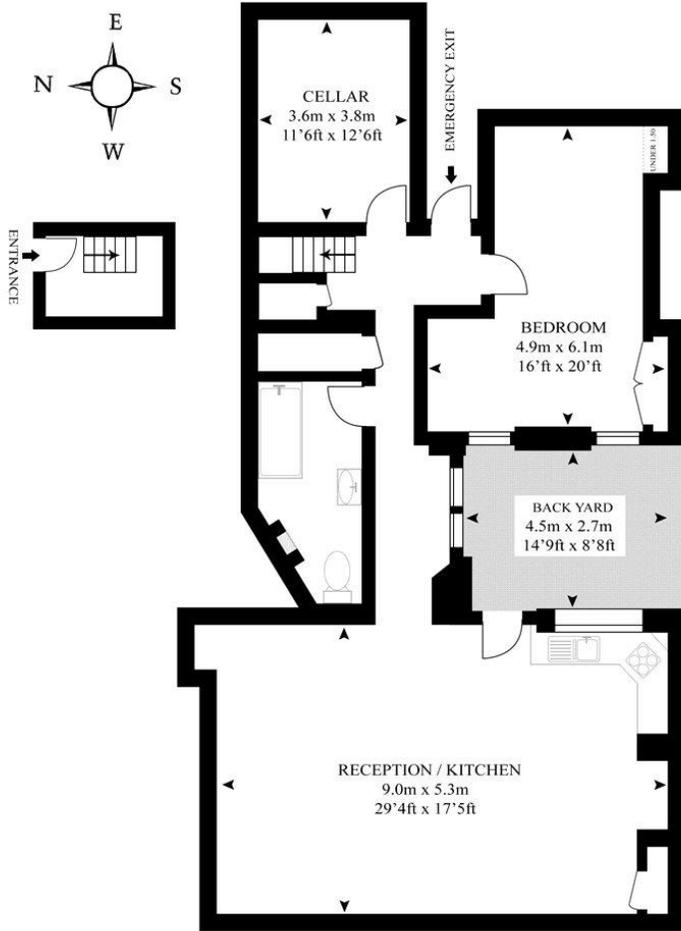
ADDITIONAL INFORMATION

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 F



LOWER GROUND FLAT, 62 WIMPOLE STREET

APPROX GROSS INTERNAL FLOOR AREA
1237 SQ.FT (115 SQ.M.)



LOWER GROUND

As Defined by RICS - Code of Measuring Practice
The Floor - plans are for representation purposes only and should be used as such by any prospective client.

Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		
(69-80)	C	74	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher emitting assets
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.

T: 020 7486 8866
37 New Cavendish Street, London, W1G 9TL
E: marylebone.lettings@carterjonas.co.uk



Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE