



**WIGMORE STREET, MARYLEBONE, W1U**  
£1,150 per week\*

**Carter Jonas**



## FLAT 2, WIGMORE STREET, MARYLEBONE, LONDON, W1U 2RZ

- Professionally managed by The Howard de Walden Estate
- Two bedrooms
- Bathroom
- Open-concept kitchen and living area
- Guest WC
- Wooden flooring across all rooms
- Storage space
- Abundant natural light
- High ceilings
- Building equipped with an elevator
- Unfurnished basis, or furnished (at separate cost)

### THE PROPERTY

Available for rent on Wigmore Street in Marylebone, this two-bedroom apartment offers a contemporary living space. It features an open-concept kitchen and lounge, two bedrooms, a full bathroom, and an additional shower room. The property boasts wooden floors, ample built-in storage, abundant natural light, high ceilings, and access to a building lift.

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)

Wigmore Street, nestled in the heart of London, is a bustling and vibrant destination. Renowned for its upscale shopping, this iconic street offers an array of high-end boutiques, luxury brands, and exclusive department stores. With its elegant architecture and trendy cafes, Wigmore Street is a must-visit for those seeking a sophisticated London experience.

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

A modern and bright two bedroom flat in the heart of Marylebone all in good decorative order with carpets in the bedroom and wood style flooring in the reception room.





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 = £1,150 (at asking price)

Security deposit is 5 week's rent = £5,575 (at asking price £1,150pw)

Minimum Term 12 months

Council Tax Band G

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.

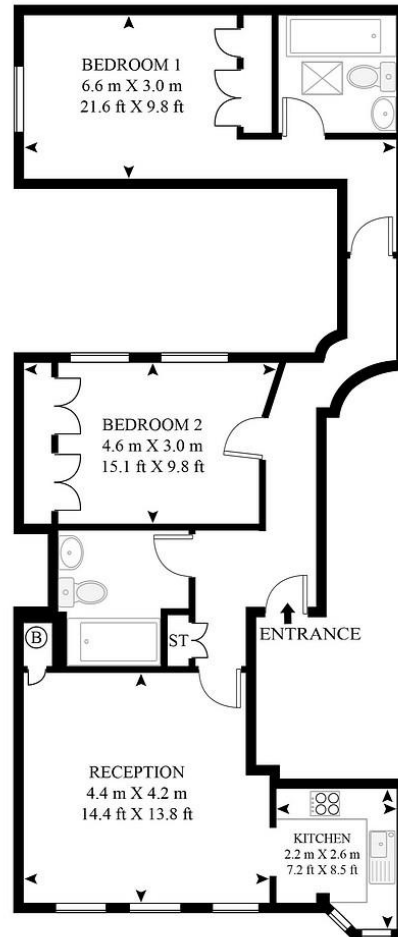
**ADDITIONAL INFORMATION**

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 G



## FLAT 2, 56-60 WIGMORE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 775 SQ.FT (72 SQ.M)



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>	79	79
(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	



**HDVA**

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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INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

### IMPORTANT INFORMATION

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