



DEVONSHIRE STREET, MARYLEBONE, W1G

£1,725 per week*

Carter Jonas

**THIRD & FOURTH FLOOR
MAISONETTE,
DEVONSHIRE STREET,
MARYLEBONE, LONDON,
W1G 6PT**

- Professionally managed by The Howard de Walden Estate
- Bright open-plan kitchen and reception area
- Three well-proportioned bedrooms
- Principal bedroom with en-suite bathroom
- Additional bathroom
- Separate utility room
- Guest WC
- Ample built-in storage throughout the property
- Unfurnished basis, or furnished (at separate cost)

THE PROPERTY

The property features a bright open-plan kitchen and reception area, three well-proportioned bedrooms, including a principal bedroom with an en-suite bathroom, as well as an additional bathroom. Further benefits include a separate utility room, a guest WC, and ample built-in storage throughout the property.

The property is professionally managed by the Howard de Walden Estate.

Available for long term rental on an unfurnished basis, rental furniture is available at separate cost.

Devonshire Street is ideally located near the world-class restaurants, shops, and attractions of Marylebone High Street, Mayfair, and the West End, as well as the greenery of Regent's Park. The nearby Baker Street (0.4 mile), Regent's Park (0.4 mile), Great Portland Street (0.5 mile), Bond Street (0.5 mile), and Oxford Circus (0.7 mile) underground stations 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

Conveniently located in the heart of Marylebone Village, a recently refurbished split level, three-bedroom apartment.



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 = £1,725 (at asking price)

Security deposit is 5 week's rent = £8,625 (at asking price £1,725pw)

Minimum Term 12 months

Council Tax Band G

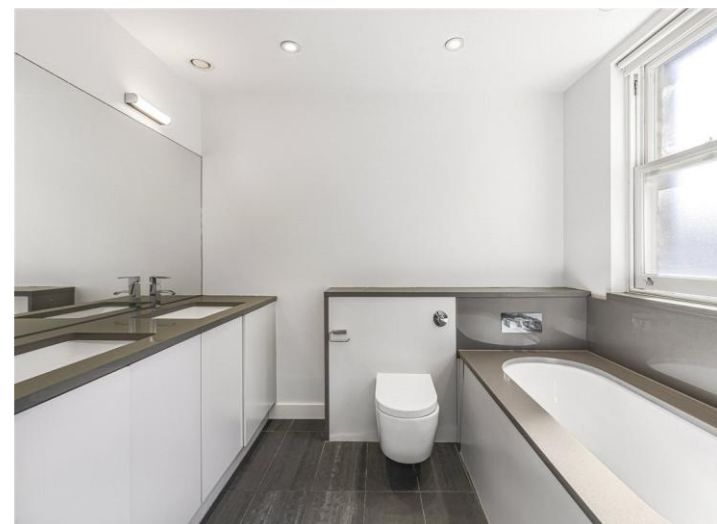
Fibre Optic broadband provided by G Network is installed in the property for the tenant's use, as a complimentary service provided by the Howard de Walden Estate.

ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

Local Authority City of Westminster - Selective Licences - Council Tax Band G



Devonshire Street

Approximate Gross Internal Area = 1548 sq ft / 143.9 sq m



Third Floor
769 sq ft / 71.5 sq m

Fourth Floor
779 sq ft / 72.4 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

IMPORTANT INFORMATION

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