



**QUEEN ANNE STREET, MARYLEBONE, W1G**  
£1,200 per week\*

**Carter Jonas**



## FLAT 1, QUEEN ANNE STREET, MARYLEBONE, LONDON, W1G 8HX

- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Flat/Apartment
- Ground Floor
- Garden
- Unfurnished (or furnished at separate cost)

### THE PROPERTY

This apartment features top spec kitchens and bathrooms plus quality wood flooring. It comprises a reception room, kitchen/dining room, two bedrooms, two bathrooms and a private patio.

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)

Queen Anne Street is a charming and historic street located in the heart of Marylebone. The street is lined with beautiful Georgian buildings and is home to several prestigious medical clinics and private practices. It is well-known for its world-class healthcare facilities and renowned medical professionals. Queen Anne Street also boasts a range of restaurants, cafes, and shops, making it a popular destination for locals and tourists alike.

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 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

Finished to the highest standard, we are delighted to offer this spacious two bedroom apartment located on one of Marylebone Village's prime streets.





to enjoy the vibrant local amenities with added perks.

Holding deposit is 1 week's rent = £1,200 (at asking price)

Security deposit is 5 week's rent = £6,000 (at asking price £1,200pw)

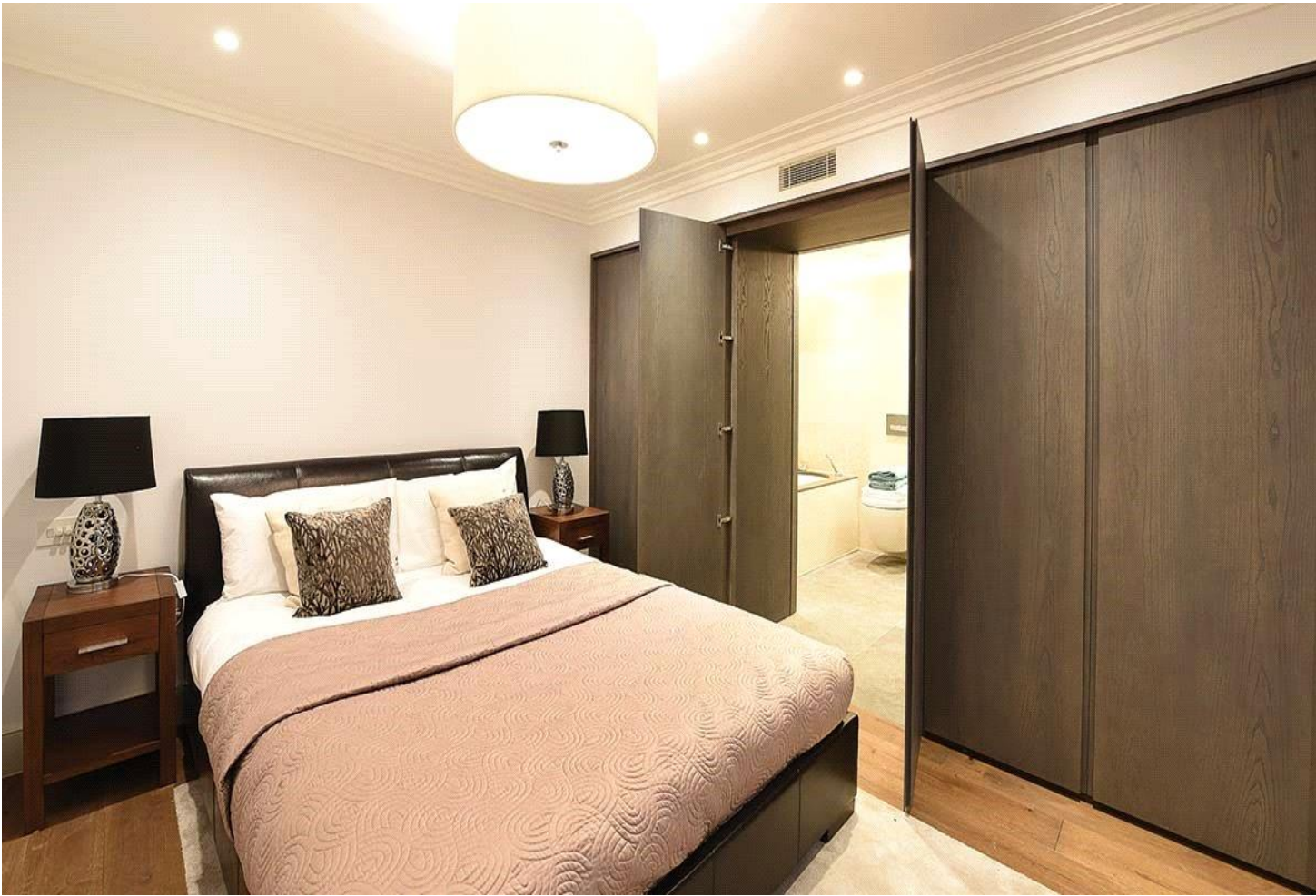
Minimum Term 12 months

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.

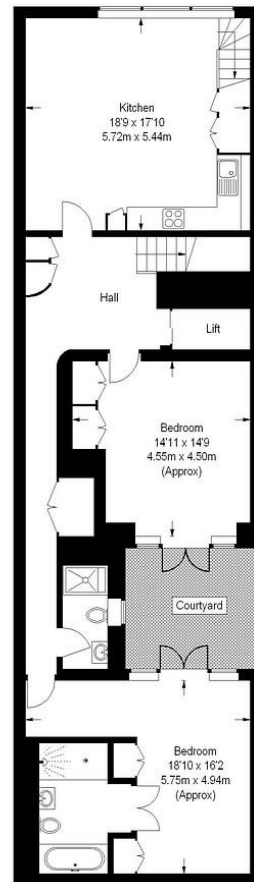
ADDITIONAL INFORMATION

|                 |   |
|-----------------|---|
| 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                             |

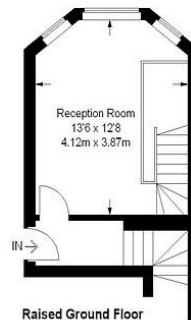


Lower Ground & Ground Floor Flat 1, 32 Queen Anne Street

Approximate Gross Internal Area (Including Lift)  
1464 sq ft / 136.1 sq m



Lower Ground Floor  
1205 sq ft / 112 sq m



Raised Ground Floor  
259 sq ft / 24.1 sq m

Not to scale. For guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice.



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            | 80                         | 80        |
| (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                   | EU Directive<br>2002/91/EC |           |

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INTERNATIONAL REAL ESTATE

### 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](http://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.