



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

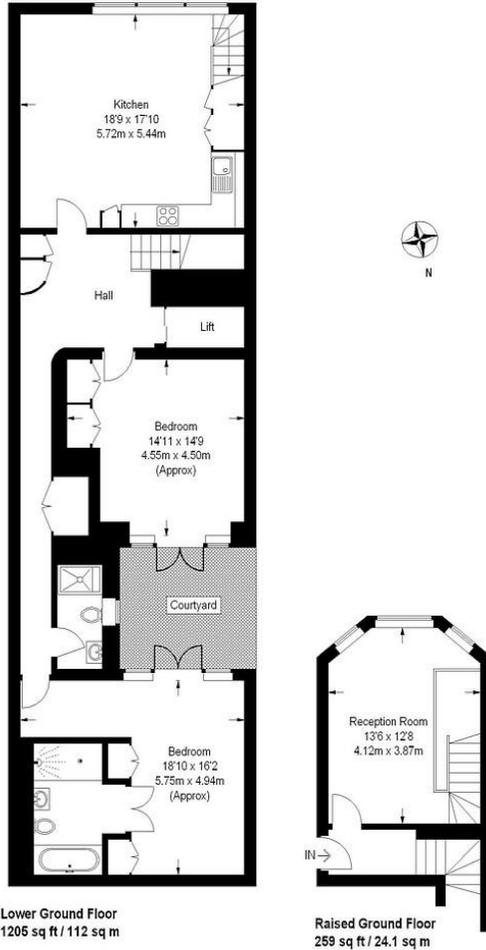
Viewing Strictly by appointment

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+) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(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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IMPORTANT INFORMATION

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