



JAMES STREET, MARYLEBONE, W1U
£475 per week*

Carter Jonas

FLAT 2, JAMES STREET, MARYLEBONE, LONDON, W1U 1HE

- Modern throughout
- Studio apartment
- Separate kitchen
- Shower room
- Offered furnished
- Ultra convenient location

THE PROPERTY

This stylish studio apartment comprises of a modern fitted kitchen, bathroom with shower and good-sized living space.

Available for long term rental on an furnished basis minimum 12 months.

Holding deposit is 1 weeks rent = £475 (at asking price)

Security deposit is 5 week's rent = £2,375 (at asking price £475pw)

Minimum term 12 months

Council Tax Band D

For the latest information on broadband and mobile coverage, please visit [/checker.ofcom](http://checker.ofcom) for the most up-to-date details.

The property is located on James Street with easy access to the world class amenities of Oxford Street, Bond Street and Marylebone High Street, and the boutique shops and cafes of St Christopher's Place, whilst also being within easy reach of the green open spaces of Hyde Park. The transport links are superb from nearby Bond Street (Jubilee & Central Lines), Marble Arch (Central Line) and Oxford Circus (Victoria & Central Lines) underground stations, Marylebone train stations, and access to the West and Heathrow via the A40.

High specification studio apartment situated within convenience of Oxford Street and Bond Street underground.



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 D

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



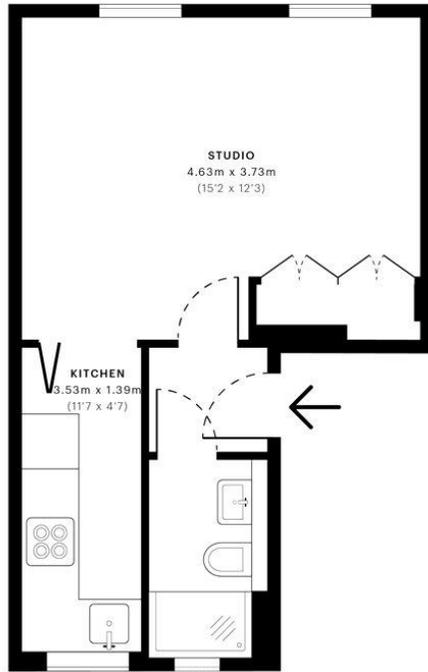
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CAPTURE DATE 08/07/2021 LASER SCAN POINTS 870,717

GROSS INTERNAL AREA

27.57 sqm / 296.76 sqft



— First Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
27.57 sqm / 296.76 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, covered/lead height
26.39 sqm / 284.06 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 28.08 sqm / 302.25 sqft
IPMS 3C RESIDENTIAL 27.07 sqm / 291.38 sqft
SPEC ID: 60a56e2c0f19a40dd8038894



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.

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Classification L2 - Business Data