



GEORGE STREET, MARYLEBONE, W1H

£950 per week*

Carter Jonas

3RD & 4TH FLOOR FLAT, GEORGE STREET, MARYLEBONE, LONDON, W1H 7HL

A bright and modern two-bedroom maisonette, conveniently located within easy access of Marble Arch and Oxford Street.

- Two Bedrooms
- One Modern Bathroom
- Fully Fitted Kitchen
- Reception Room
- Third and Fourth Floor Flat
- Professionally managed by Portman Estate
- Unfurnished or furnished at extra cost

THE PROPERTY

Situated on the third and fourth floors, the property benefits from having two good sized bedrooms with built in storage, a spacious reception room, fitted kitchen and modern bathroom.

The property is professionally managed by the Portman Estate.

Available unfurnished or furnished by separate negotiation.

Holding deposit is 1 week's rent = £950 (at asking price)

Security deposit is 5 week's rent = £4,750 (at asking price £950pw)

Minimum term 12 months

Council Tax Band F

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

George Street is close to Marble Arch and all the fantastic high-end shops on Oxford Street such as, Selfridges. The location is excellent and very convenient for several transportation options. Hyde Park is easily accessible by foot for Green Spaces. Marble Arch station and Edgware Road station, both within 0.4 miles, are the closest tube stops (Approximately 0.6 miles).

The Portman Estate is a prestigious property portfolio located in the heart of central London, covering 110 acres of prime real estate in Marylebone. Renting through The Portman Estate comes with the



advantage of an in-house property management team, providing responsive, hands-on service to ensure residents' needs are met quickly and efficiently. This dedicated team helps maintain the quality of living, handling everything from routine maintenance to emergency repairs, making the rental experience hassle-free.

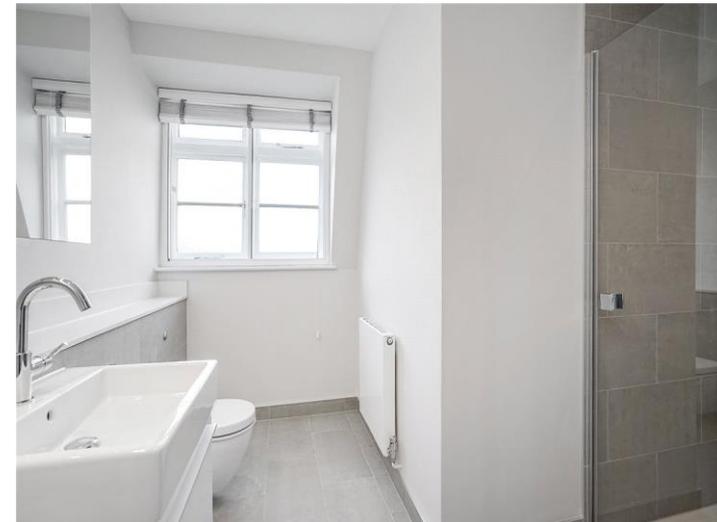
ADDITIONAL INFORMATION

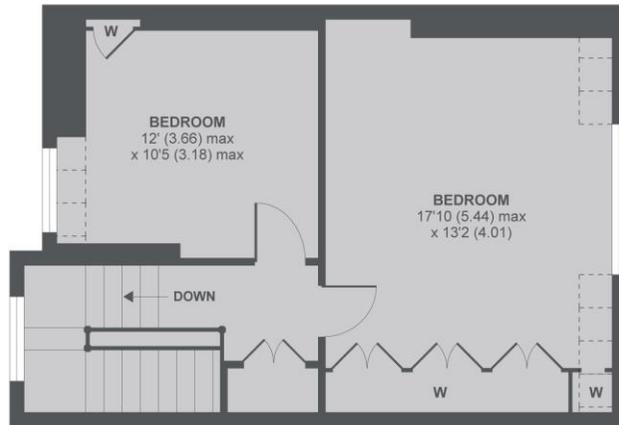
Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

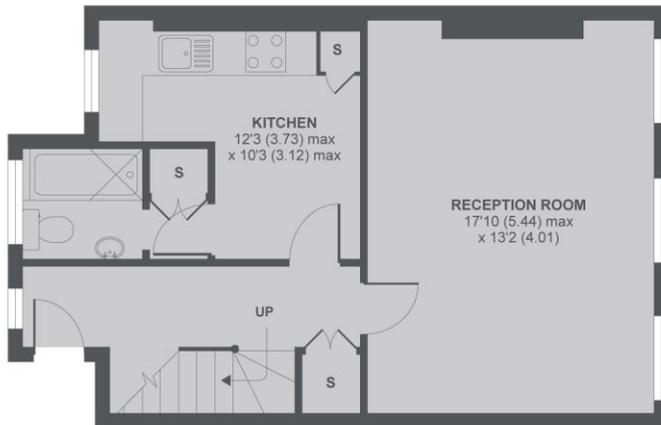
Local Authority Westminster City Council - Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





4th Floor



3rd Floor

Denotes restricted head height

George Street, W1H

MAIN HOUSE APPROX FLOOR AREA 925 SQ.FT 85.9 SQ.M (INCLUDES RESTRICTED HEAD HEIGHT)

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Classification L2 - Business Data



IMPORTANT INFORMATION

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