



**JAMES STREET, MARYLEBONE, W1U**  
£2,500 per month\*

**Carter Jonas**



# **FLAT 1, JAMES STREET, MARYLEBONE, LONDON, W1U 1HE**

- Developed in 2021
- One bedroom
- Open plan reception
- Bathroom with shower
- Offered furnished
- Managed by Carter Jonas
- Just off Oxford Street

## **THE PROPERTY**

A modern one-bedroom apartment which was newly refurbished in 2021 to a very standard throughout and retains a high-level finish.

Comprising of an open plan reception room with fitted kitchen, stylish bathroom with shower and double bedroom with fitted storage.

The property is offered furnished and available for long term.

Holding deposit = 1 weeks rent of £576 per week (at asking price)

Deposit is 5 weeks rent (£576 per week = £2,884 deposit)

Minimum term 12 months

Council Tax Band E

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.


## **Modern lateral 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 E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(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 2002/91/EC	





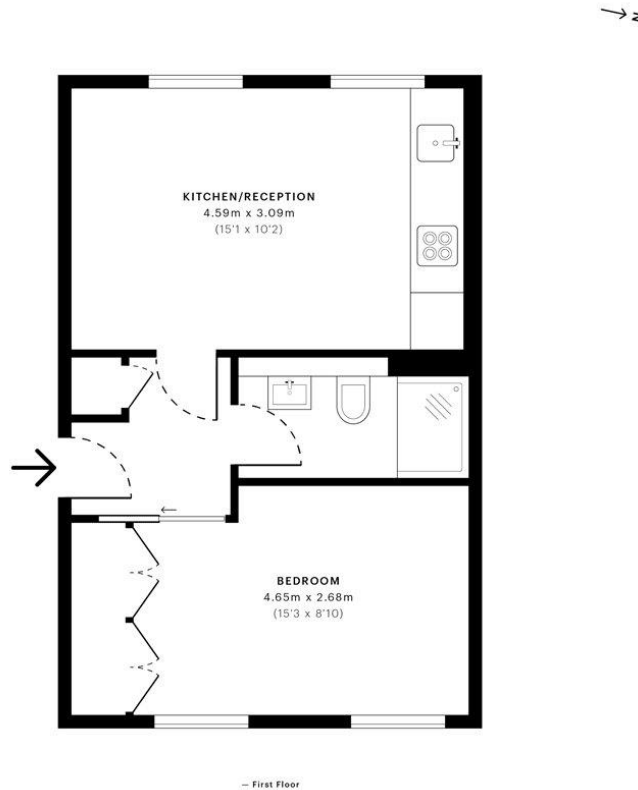
Carter Jonas

James Street, W1U

CAPTURE DATE 08/07/2021 LASER SCAN POINTS 1,128,337

GROSS INTERNAL AREA

33.94 sqm / 365.33 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
33.94 sqm / 365.33 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, external floor height  
32.39 sqm / 348.64 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. Plots 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 35.00 sqm / 376.74 sqft  
IPMS 3C RESIDENTIAL 33.65 sqm / 362.21 sqft

spec id: 60e5d6de96af620dbf82ec8a



### 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.

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Classification L2 - Business Data