



Gerrard House
Marylebone, W1H

CHESTERTONS





A beautifully presented two bedroom apartment arranged over the third floor of this period conversion in Marylebone.

The accommodation comprises a master bedroom with built-in wardrobe, further double bedroom, bright reception room with ample space for entertainment, a modern separate fully-integrated kitchen and a smart shower room.

The property is conveniently located in a popular location in Marylebone close to local amenities of Marylebone High Street, Seymour Place and Baker Street for transport links into the City and West End.

- Two bedroom and one bathroom
- Recently refurbished
- 3rd floor
- Close to Marylebone and Baker Street Stations

£3,000 pcm

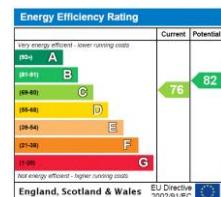
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

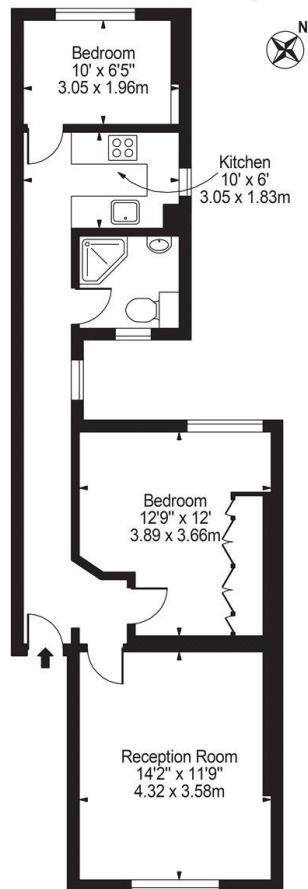


Minimum Term: 12 months
Deposit Required: Five weeks
Local Authority: Westminster
Council Tax Band: E
EPC Rating: C
Furnished

Chestertons Hyde Park & Marylebone Lettings

40 Connaught Street
Hyde Park & Marylebone
London
W2 2AB
hydeparklettingsusers@chestertons.co.uk
02072985950

Crawford Street, W1
Approx. Gross Internal Area 588 Sq Ft - 54.63 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable