



Gerrard House  
Marylebone, W1H







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

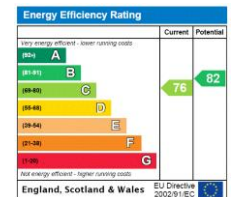
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

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

[chestertons.co.uk/property-to-rent/applicable-fees](https://chestertons.co.uk/property-to-rent/applicable-fees)



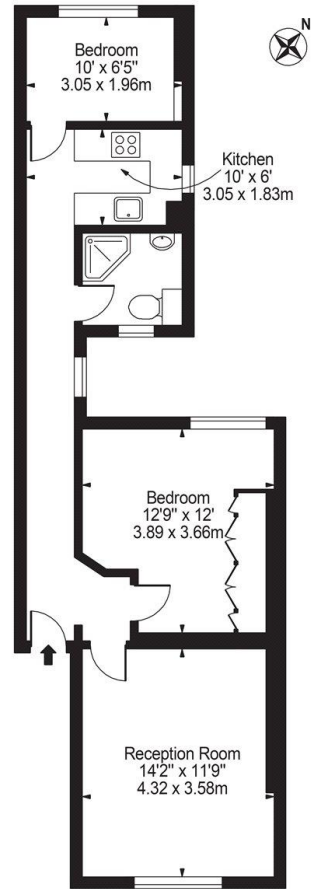
**Minimum Term:** 12 months  
**Deposit Required:** Five weeks  
**Local Authority:** Westminster  
**Council Tax Band:** E  
**EPC Rating:** C  
**Furnished**

### Chestertons Hyde Park & Marylebone Lettings

40 Connaught Street  
 Hyde Park & Marylebone  
 London  
 W2 2AB

[hydeparklettingsusers@chestertons.co.uk](mailto:hydeparklettingsusers@chestertons.co.uk)  
 02072985950

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



Third Floor  
For Illustration Purposes Only - Not To Scale

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