



St Pauls Court  
Manchester Street, W1U

CHESTERTONS





Beautifully finished is this 5th floor (with a lift) apartment to rent conveniently situated to local amenities of Baker Street and Marylebone High Street.

Arranged over 1550 sq.ft. the property benefits from wood & marble flooring throughout and the accommodation comprises three double bedrooms (two en-suite bathrooms), a further modern bathroom, large reception room, fully integrated kitchen and utility room.

The property is well located for transport links in to the City and shopping amenities of Oxford Street

- 3 Bedrooms, 3 Bathrooms
- Utility Room
- Wood Marble flooring
- Lift
- Located Ideally to Baker Street and Marylebone High Street

### £6,750 pcm

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

Tenancy Agreement Fee: £360

References per Tenant/Guarantor: £60

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

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

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C	70	72
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Minimum Term:** 12 months  
**Deposit Required:** Five weeks  
**Local Authority:** City of Westminster  
**Council Tax Band:** H  
**EPC Rating:** C  
**Unfurnished**

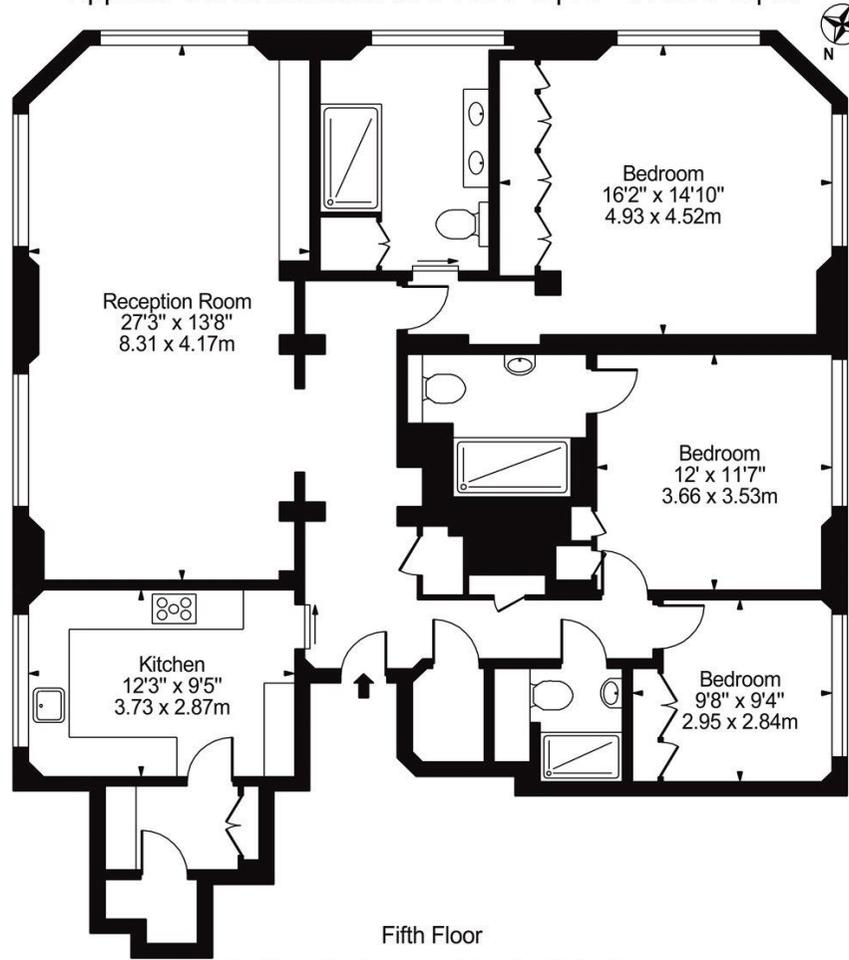
### Chestertons Hyde Park & Marylebone Lettings

40 Connaught Street  
 Hyde Park & Marylebone  
 London  
 W2 2AB

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 02072985950

# Manchester Street, W1

Approx. Gross Internal Area 1550 Sq Ft - 143.99 Sq M



For Illustration Purposes Only - Not To Scale

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