



## Garbutt Place, London W1U

Price £515 per week - Furnished, Unfurnished





# Description

Situated on peaceful Garbutt Place in one of London's most coveted villages, this studio apartment offers an exceptional opportunity to experience the refined character of Marylebone living. The property sits within easy reach of three major Underground stations and the leafy expanse of Regent's Park, combining convenience with quintessential village charm.

The apartment features an intelligently designed open-plan living and bedroom space that maximises natural light and functionality. Wooden flooring flows throughout, creating warmth and continuity, while thoughtfully integrated built-in storage ensures efficient use of space without compromising on comfort. The modern bathroom completes this well-conceived layout, providing everything needed for comfortable contemporary living.

Marylebone remains one of central London's most distinctive neighbourhoods, where Georgian architecture meets independent boutiques, artisan cafes, and the celebrated Sunday farmers' market on Marylebone High Street. The area retains an intimate village atmosphere whilst offering the sophistication of the West End on your doorstep. Regent's Park provides green sanctuary moments away, perfect for morning runs or weekend relaxation.

Transport connections are exemplary, with Baker Street, Marylebone, and Edgware Road stations all within comfortable walking distance, providing access to the Metropolitan, Circle, District, Bakerloo, Hammersmith & City, and Elizabeth lines. This connectivity makes commuting across London effortless whilst maintaining the peaceful residential character that defines this enclave.

This studio offers the flexibility to create your own living space in one of London's most desirable postcodes, ideal for those seeking quality, location, and the freedom to personalise their home.

Council tax band: B. Rent is payable on a monthly basis and you may be required to pay more than a month's rent in advance, depending on your circumstances. You will be required to pay a 1 week holding deposit following a successful offer. Tenancies with annual rents up to £50,000 will require a 5 weeks' security deposit, while those exceeding this threshold will require a 6 weeks' deposit. Utility bills, council tax, telephone line and broadband are not included in the rent. As well as paying the rent, you may also be required to make some additional permitted payments. If your tenancy does not qualify as an AST, additional fees may apply. Please visit [jll.co.uk/fees](http://jll.co.uk/fees) for details of fees that may be payable when renting a property. To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

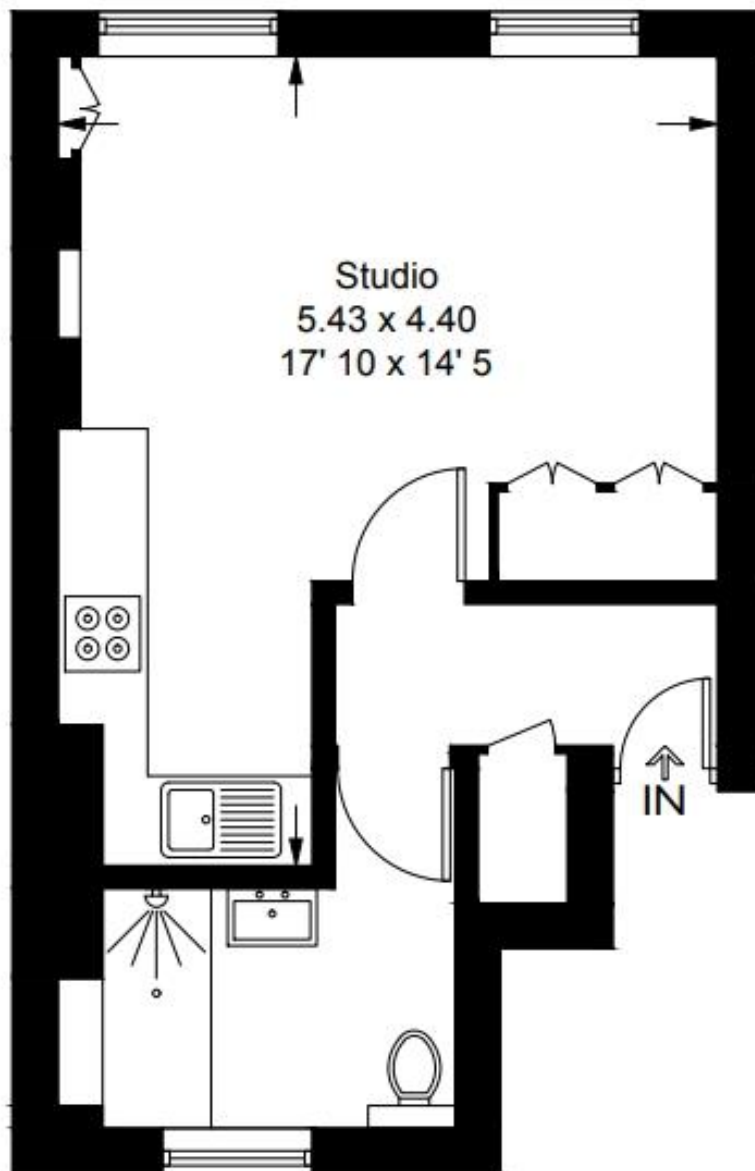
- Studio apartment
- Marylebone location
- Open-plan living space
- Wooden flooring throughout
- Built-in storage
- Modern bathroom
- Baker Street nearby
- Regent's Park close
- Marylebone High Street access
- Unfurnished Or Furnished at an additional cost

# Floorplan

300 sq ft | 28 sq m

## Garbutt Place

Approximate Gross Internal Area = 300 sq ft / 27.9 sq m



## Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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