



**James Street, Marylebone, London, W1U**

Rent £795 PCM

1 Bed | 1 Bath | 1 Reception

*Please call us on 020 7724 2233 or email us [info@newingtonstates.com](mailto:info@newingtonstates.com) to book a viewing.*



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A well-presented one-bedroom apartment offering generous natural light and a comfortable layout in a prime central London location. The property features a spacious reception room with large sash windows, a separate fully fitted kitchen with dishwasher, a double bedroom, and a bathroom.

Ideally located in Marylebone, the apartment is within easy reach of Bond Street Station and Baker Street Station. The amenities of Marylebone High Street and the open green spaces of Regent's Park are also nearby.

EPC Rating: C

## Energy Efficiency Rating: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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