



JEREMY JAMES

LUXBOROUGH STREET, MARYLEBONE VILLAGE, LONDON W1.



**PRICE**

£395 per week

**DEPOSIT**

£1,975

33 New Cavendish Street  
London,  
W1G 9TS

020 7486 4111  
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## DESCRIPTION

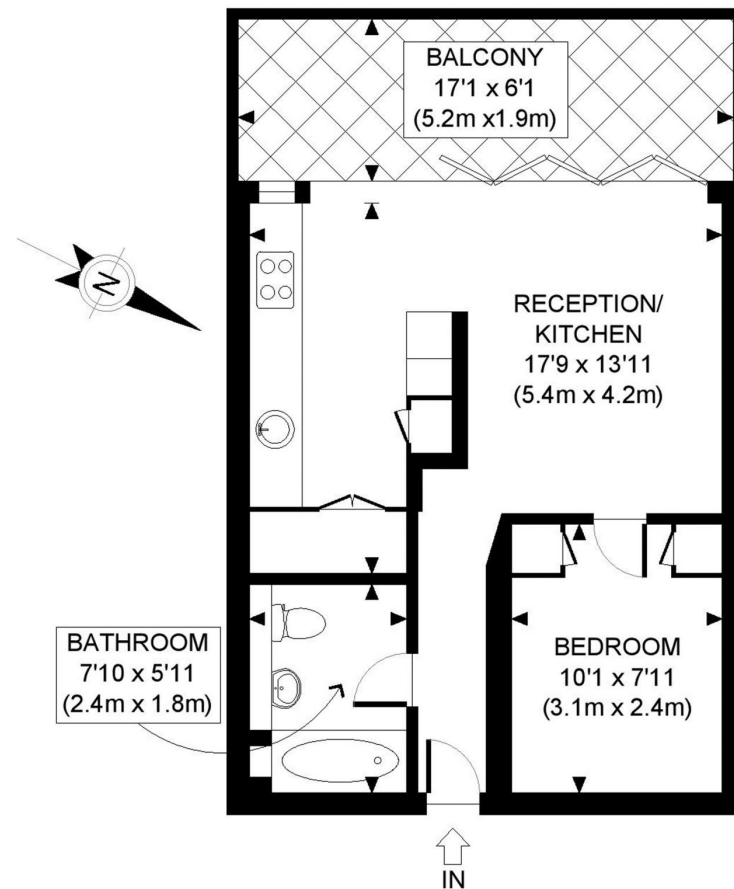
Stylish and contemporary third floor flat, with private balcony, in this popular block, located moments from Marylebone High Street and major transport links. The flat provides one double bedroom, bathroom, open plan kitchen and livingroom (with access to the balcony). Solid wood floors throughout, and an abundance of natural light. Viewing is recommended. **Please note** the furniture as shown may differ from the furniture provided – the Landlord will also consider partially furnished. The Landlord will also consider well behaved dogs. Separate storage area available.

## AMENITIES

VIDEO VIEWING AVAILABLE  
Energy performance C  
Private west facing balcony  
Passenger Lift  
Abundance of local amenities  
Contemporary London living  
Separate storage availability

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THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 394 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 394 SQ FT/ 37 SQM

**PROPERTY PHOTO PLANS**.co.uk  
ONE STOP SHOP FOR PROPERTY MARKETING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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