



# JEREMY JAMES

## WELBECK STREET, LONDON W1.



### RENT

£116,200 per annum

### DEPOSIT

£29,000



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### DESCRIPTION

This newly refurbished medical house, offers generous accommodation over the lower ground to second floors, of approximately 2,270 sq.ft. The house is situated on the east side of Welbeck Street, close to the junction with Queen Anne Street. Excellent transport links, car parking and amenities all close by.

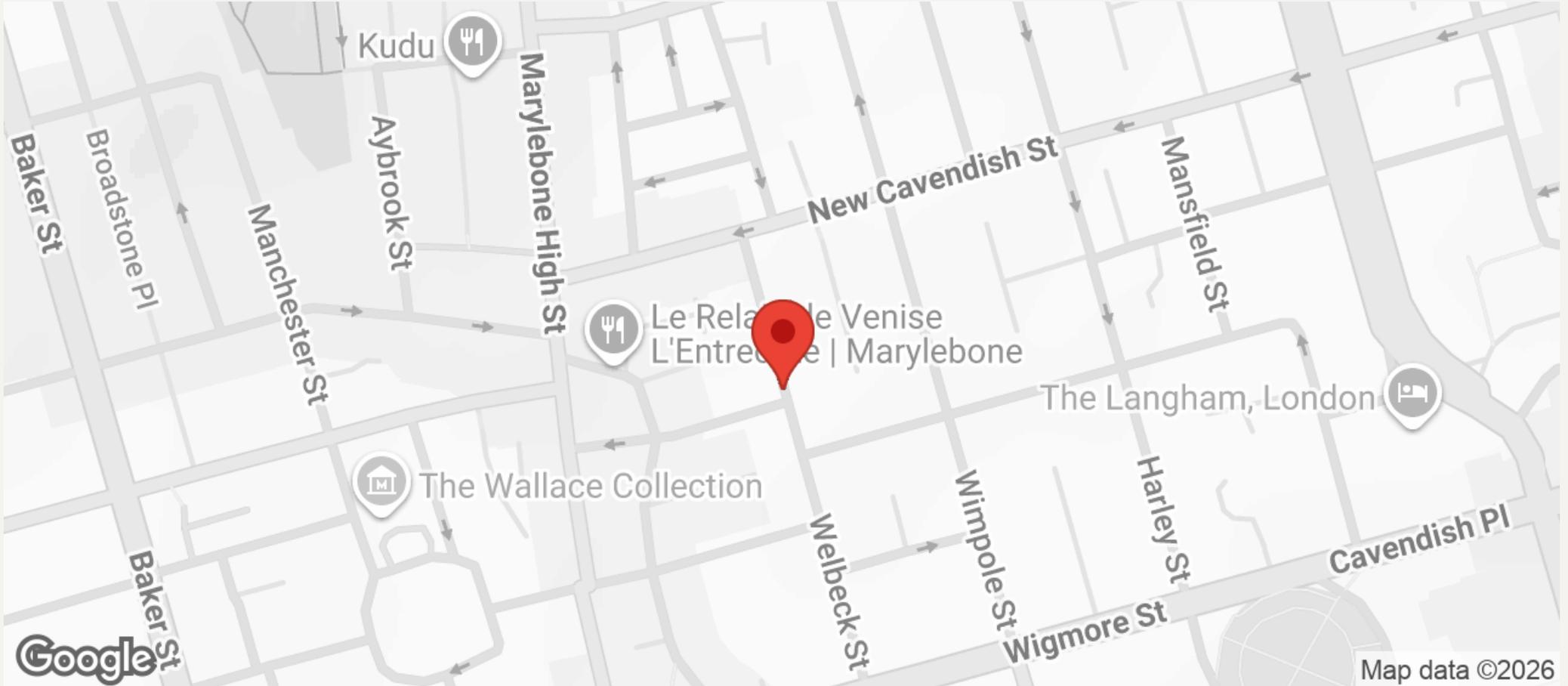
### AMENITIES

Newly refurbished.  
Period features.  
Category 5e Cabling.  
Audio entryphone system.  
Self contained medical premises.  
Gas central heating.  
D1 use.



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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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