

# Hamiltons (Sales & Lettings) Limited

21 George Street, London W1U 3QW | Tel: 020 7935 5949



**George Street, Marylebone, W1U**

**£1,300 pw**



**4 Bedrooms**



**3 Bathrooms**

This stunning four bedroom apartment in Marylebone has been renovated to the highest standard and boasts exquisite interior design and modernity. Arranged over a duplex, the lower floor offers an expansive and chic reception room and dining area, a top of the range kitchen, an en-suite double bedroom, and a cloakroom. The upper floor comprises a large en-suite master bedroom with a walk in closet, two additional stylish bedrooms, and a further bathroom. The flat further benefits from underfloor heating in all bathrooms, air conditioning, an in-built multi-media system, and beautiful touches throughout.

Director: S. Khalil

Website: [www.hamiltons-sales.co.uk](http://www.hamiltons-sales.co.uk) | Email: [enquiries@hamiltons-sales.co.uk](mailto:enquiries@hamiltons-sales.co.uk)

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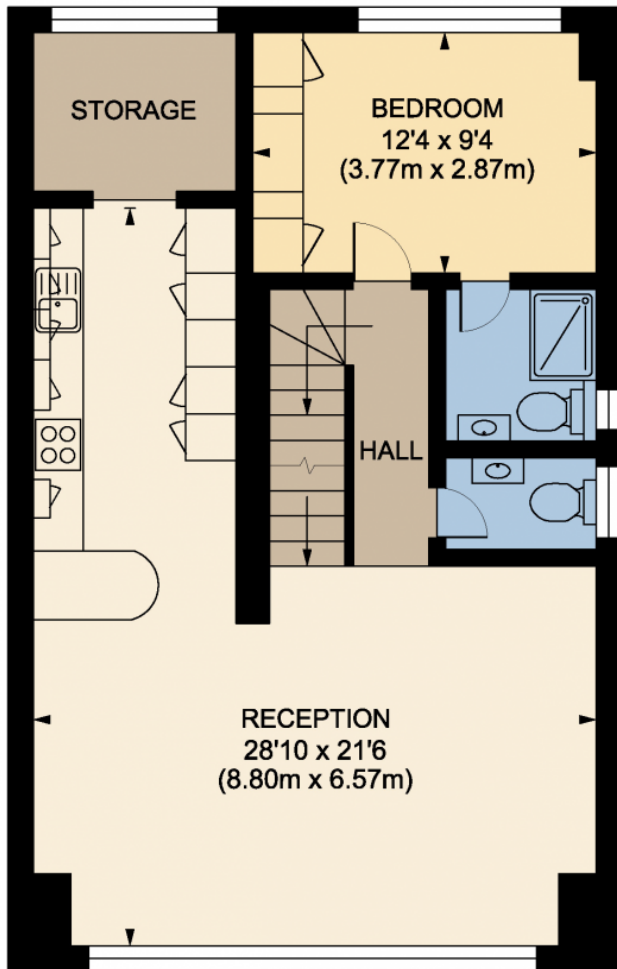
# Fees & Charges:

According to current legislation and based on information from the government website starting from the 1st June 2019 the only payments that landlords or letting agents can charge to tenants in relation to new contracts are:

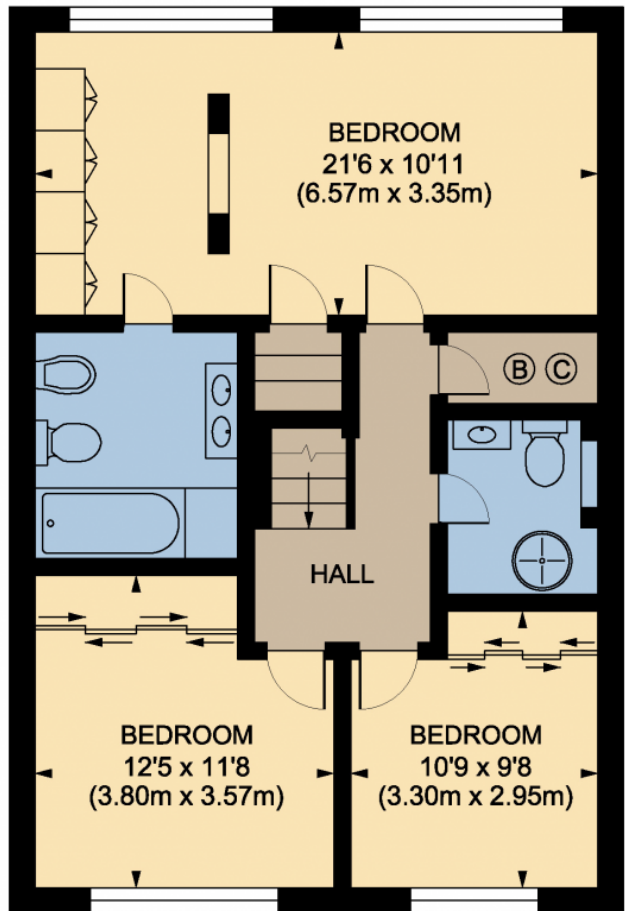
- Rent
- a refundable tenancy deposit capped at no more than 5 weeks rent where the total annual rent is less than £50,000, or 6 weeks rent where the total annual rent is £50,000 or above
- a refundable holding deposit (to reserve a property) capped at no more than 1 week's rent
- payments associated with early termination of the tenancy, when requested by the tenant
- payments capped at £50 (or reasonably incurred costs, if higher) for the variation, assignment or novation of the tenancy
- payments in respect of utilities, communication services, TV license and council Tax
- a default fee for the late payment of rent and replacement of a lost key / security device giving access to the housing, where required under a tenancy agreement

## Disclaimer

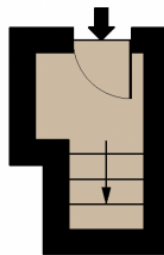
Whilst every effort has been made to ensure that the property details are correct, we cannot accept any liability for any errors/omissions and we firmly advise you to double check all detail and photos supplied on your own risk. Photographs show only certain parts of the property as they appeared at the time they were taken. Please contact us for further information regarding Approved Cash Money Protection (CMP) scheme or the property ombudsman which we are a member of.



THIRD FLOOR



FOURTH FLOOR



SECOND FLOOR

George Street, W1U  
Gross Internal Area 1550 sq ft/144 sq metres  
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