ROBERT IRVING BURNS

www.rib.co.uk

Picton Place, Marylebone, London, W1U



A bright, two bedroom apartment situated on the top floor (4th floor walk up) of this period conversion, superbly located moments from St Christopher's Place and Marylebone High Street. PART FURNISHED.

This apartment boasts a extremely spacious master bedroom with dressing area, bright reception room with semi open plan, contemporary kitchen, second double bedroom and fully tiled shower room. Benefits include ample natural light and quiet aspect throughout.

Picton Place is superbly located between Mayfair and Marylebone Village, providing instant access to the world famous Selfridges and Oxford Street shopping. Bond Street underground is within easy reach as well as numerous bus routes.

£3,500 per month

19 Margaret Street, London, W1W 8RR
020 7637 0821
lettings@rib.co.uk

Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or ay part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.









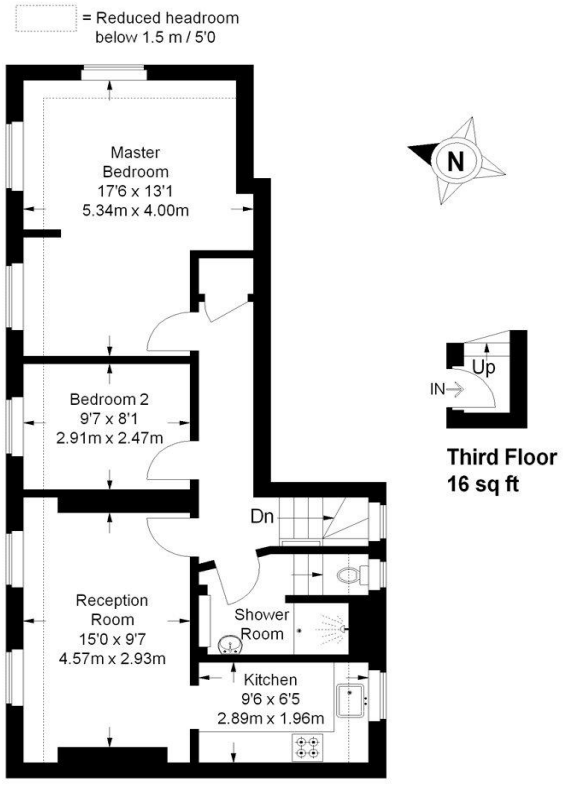




19 Margaret Street, London, W1W 8RR
020 7637 0821
lettings@rib.co.uk

Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or ay part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

Picton Place



Fourth Floor = 674 sq ft

Approximate Gross Internal Area
Third Floor = 16 sq ft / 1.5 sq m
Fourth Floor (Excluding Reduced Headroom)= 606 sq ft / 56.3 sq m
Reduced Headroom= 68 sq ft / 6.3 sq m
Total = 690 sq ft / 64.1 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID280439)

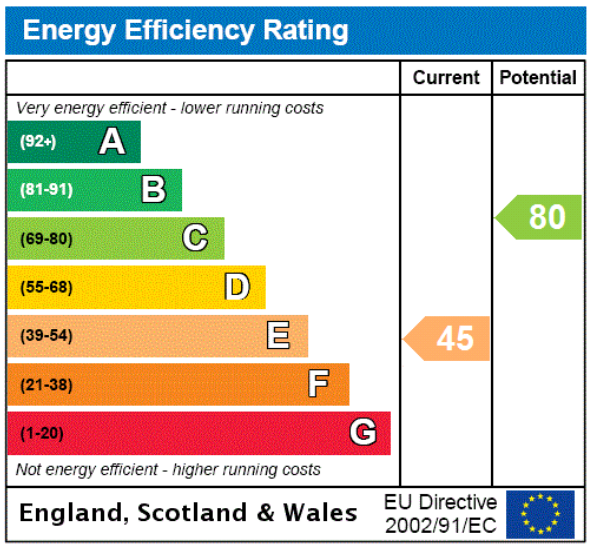
Council Tax: Westminster City Council, https://www.westminster.gov.uk/ Band D

Please ask for more information on other fees that may apply or visit our website.

RIB is a member of the Propertymark Client Money Protection scheme and The Property Ombudsmen redress scheme.

A Deposit equivalent to 5 times the weekly rent for annual rent up to £50,000 and 6 times the weekly rent for annual rent over £50,000 (cleared funds only) will be required to be held for the entire length of the tenancy.

In addition to the rent the Tenant will be responsible for all utility costs including gas, electricity, water, council tax, TV licence, telephone, internet and any other facility provided that is not included in the rent or otherwise



19 Margaret Street, London, W1W 8RR
020 7637 0821
lettings@rib.co.uk

Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or ay part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.