



Cosway Street, London, **NW1**

3 Bedroom Apartment , Marylebone **WIH**

The new build apartment has a spacious, private balcony.
There is also access to landscaped gardens to the rear.

The property benefits from underfloor heating throughout and a cooling system, along with an energy monitor. The kitchen has plenty of wall and base fitted units, 2 ovens, a fridge and separate freezer. The apartment has ample storage including the bedroom which has fitted wardrobes.

The portered property has very good security, with fob entry into the building reception, lift and stairwell. There is a secure bicycle room in the basement with access gained via the concierge.



Guide price: £850 per week

Furniture: Unfurnished

Tenancy available from: 15th November 2023

Minimum length of tenancy: 12

Deposit: £4,250









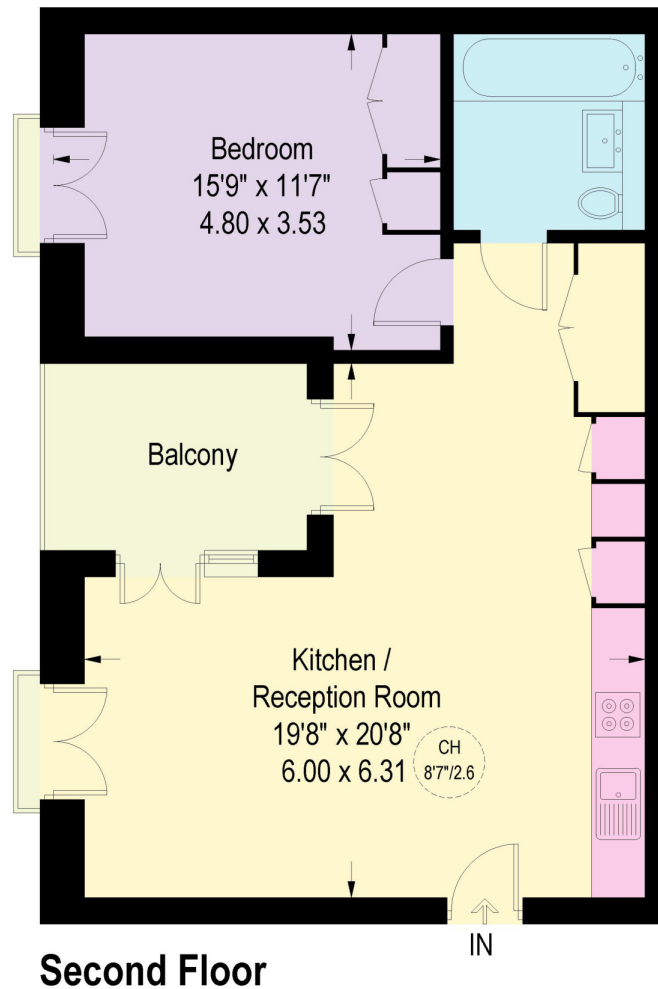
Cosway Street NW1 is located in Marylebone within the Lisson Grove Conversation area. The nearest stations are Baker Street and Marylebone. One of London's top international contemporary art galleries, Lisson Gallery.





Approximate Gross Internal Floor Area
54.9 sq m / 591 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor

Knight Frank

Unit 49
55 Baker Street

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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