

**For Rent**

**People Make Places**

**Marshall Street, Carnaby W1**

3 bedrooms | 1,023 sq ft

**£1,285 pw**

A three bedroom apartment with private terrace in a secure residential building moments from Carnaby Street and the foodie paradise of Kingly Court. The apartment features direct lift access, high ceilings, contemporary finishes and two bathrooms. Available unfurnished December.

#### What you need to know

- Three bedrooms
- Two bathrooms (one ensuite)
- Fourth Floor with direct lift access
- Wooden floors throughout
- Open plan living and kitchen
- Unfurnished
- Large roof terrace
- Moments from Kingly Court
- Short walk to Piccadilly Circus and Oxford Circus
- Available December



### Overview

A rarely available three bedroom apartment in the heart of Carnaby on the fourth floor, with direct lift access, of a secure residential building. The bright open-plan living space has a smart grey kitchen at one end with bifold doors at the other that open the room onto the private terrace, which has enough space for alfresco dining. Each of the bedrooms has useful storage, while the master has an ensuite bathroom and a further guest shower room is accessible from the hallway. Wooden floors are fitted throughout. Please note that this property does not have an HMO license and is therefore only suitable for two households.

Carnaby is an enclave of just 14 streets in the northwest corner of Soho, yet Carnaby is very much a neighbourhood in its own right. World-renowned as the epicentre of Swinging London in the 1960s, today it has continued its association with fashion and youth culture with independent and global brands. The nearest transport links can be reached via Oxford Circus (Bakerloo, Victoria and Central Lines), while several bus routes operate on nearby Oxford and Regent Streets.

The apartment is available in December on an unfurnished basis. Subject to contract and satisfactory references, the landlord offers a one to three-year lease with a mutual rolling six-month break clause. Camden Council tax band: G.

**Marshall Street, Carnaby W1**

# People Make Places

London is a collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

MISINTERPRITATION ACT (COPYRIGHT) DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) of this property whose agents thy are, given notice that: 1. These particulars do not constitute, not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Tavistock Bow Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989, Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentation Act 1991; These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

21 New Row, Covent Garden,  
London, WC2N 4LE

t: 020 7477 2177  
e: [hello@tavistockbow.com](mailto:hello@tavistockbow.com)  
w: [tavistockbow.com](http://tavistockbow.com)

**Marshall Street, Carnaby W1**