

*tavistockbow*

**For Rent**



**People Make Places**



**Ganton Street, Carnaby W1**

Studio | 291 sq ft

£450 pw

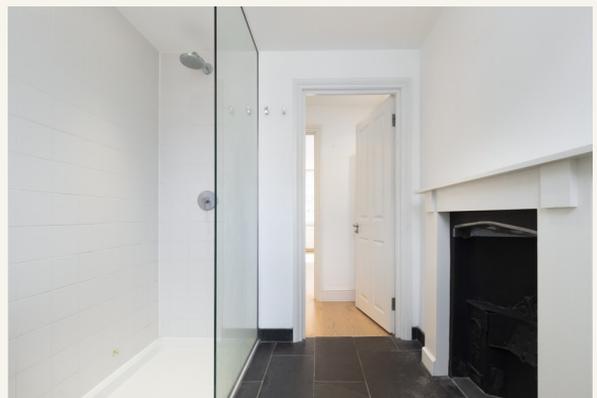




This studio apartment is located on a picturesque street in Carnaby, moments from the foodies' paradise of Kingly Court. Featuring an open plan living space with a smart white kitchen and a stylish shower room with walk-in shower. Available late April, unfurnished.

#### What you need to know

- Studio apartment
- One shower room
- Second floor
- Wooden flooring throughout
- Sash windows
- Unfurnished
- 24-hour security office (not porter)
- Open plan kitchen
- Available late April
- Close to Oxford Circus underground station





## Overview

This studio is finished in a modern style while retaining the original charming sash windows that allow light to flood in. On the second floor, walk-up, of a period building, the studio space is open-plan living with a kitchen fitted with a dishwasher along one wall, and wooden floors fitted throughout. Please note that this studio is positioned above a pub, though secondary glazing is fitted at the windows.

Ganton Street links Marshall Street to Carnaby Street, which plays host to international and independent brands across its retail and restaurant outlets. Green space can be found at nearby Golden Square, while there are several transport links within a short walk away, including underground services at Oxford Circus (Central, Bakerloo and Victoria Lines) and Tottenham Court Road (Central, Elizabeth and Northern Lines) Underground Stations. Bus routes operate from nearby Oxford and Regent Streets.

The apartment is available late April on an unfurnished basis. Westminster Council tax band: E.



# People Make Places

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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**.

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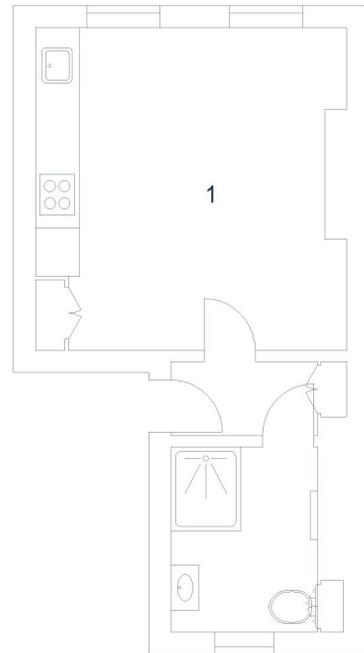
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ganton Street, W1

Approximate Gross Internal Area 27 sq m / 291 sq ft

Second Floor

1 Studio  
4.33 x 4.24M  
14'2" x 13'11"



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