

*tavistockbow*

**For Rent**



**People Make Places**



**Ganton Street, Carnaby W1**

2 bedrooms | 764 sq ft

£1,150 pw





An exceptionally high specification apartment with a loft-style feel, this two bedroom apartment is in a sought-after residence in Carnaby. Featuring a private terrace, weekday porter, cityscape views, modern furniture and access to a communal rooftop garden. Available February furnished.

#### What you need to know

- Two double bedrooms
- Two bathrooms
- Fifth floor with lift access
- Large roof terrace
- Communal roof garden
- Furnished
- Available February
- Weekday concierge
- Short walk to Oxford Circus
- Moments from Carnaby Street



**Ganton Street, Carnaby W1**





### Overview

A two bedroom loft apartment in the heart of Carnaby that benefits from a private terrace with stunning rooftop views across London. Positioned on the top floor of a highly sought-after building and set around a pretty communal rooftop garden planted with flowers, the apartments are finished to a meticulous standard with curated furniture from Soho Home. There is a contemporary bathroom with stylish fittings, an ensuite shower room and the kitchen is open plan to the living space with floor-to-ceiling windows providing access to the private terrace area ideal for alfresco dining. The building also benefits from weekday concierge.

Oxford Circus Underground Station (Bakerloo, Central and Victoria Lines) is a short walk away from the apartment, as is Piccadilly Circus (Piccadilly and Bakerloo Lines) and Tottenham Court Road (Central, Northern and Elizabeth Lines) for travel within London and as far as Heathrow. Mayfair, St James's, Soho, Covent Garden and Fitzrovia are all accessible on foot.

The apartment is available in January on a furnished basis. Subject to contract and satisfactory references, the landlord offers a three-year lease with a mutual rolling six-month break clause. Westminster City Council tax band: G.



**Ganton 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**.

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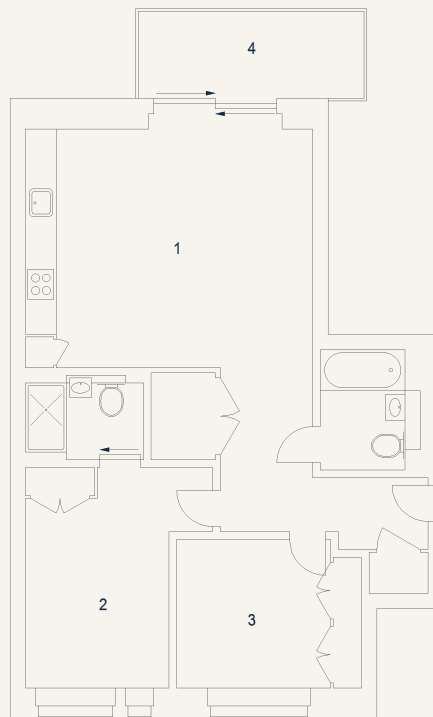
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ganton Street, W1

Approximate Gross Internal Area 73 sq m / 786 sq ft

Fifth Floor

- 1 Kitchen / Reception Room  
5.54 x 4.64M  
18'2" x 15'3"
- 2 Bedroom  
4.28 x 2.78M  
14'1" x 9'1"
- 3 Bedroom  
3.61 x 2.90M  
11'10" x 9'6"
- 4 Terrace



Floor Plan produced for Tavistock Bow by Mays Floorplans © Tel 020 3397 4594  
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