

**For Rent**



## People Make Places



**Ganton Street, Carnaby W1**

2 bedrooms | 1,195 sq ft

£1,330 pw





Fitted to a high specification, this two-bedroom maisonette is arranged over three floors & moments from Carnaby Street. Includes stunning original features, plentiful storage, separate WC & utility rooms on the half level landings & plenty of natural light. Available unfurnished immediately.

#### What you need to know

- Two double bedrooms
- Two ensuite shower rooms
- Separate WC
- Large L-shaped open plan kitchen reception room
- Utility room
- Unfurnished
- Available immediately
- Feature fireplaces
- Moments from Carnaby Street
- Close to Oxford Circus & Piccadilly tube stations





### Overview

A rarely available maisonette in Carnaby, an enclave of just 14 streets that is world-renowned as the epicentre of Swinging London in the 1960s that today plays host to global and independent brands across its retail and food outlets. Spanning over three floors and finished to an exceptional standard with cast iron radiators, calming grey wall tones and smart wide-planked wooden floors, this townhouse has two double bedrooms both with ensuite shower rooms. On the first floor is a stylish dark grey galley-style kitchen off the reception room that features an ornate original fireplace and large sash windows. The bedrooms are located on the second and third floors, with a separate utility found on the half-level. Please note that this property is unsuitable for three or more sharers as there is no HMO licence.

Ganton Street is a picturesque street off Carnaby Street. Central London neighbourhoods like Mayfair, Fitzrovia, Soho and Covent Garden are all within walking distance, while transport links are accessible at nearby Oxford Circus (Bakerloo, Central and





Victoria Lines) and Tottenham Court Road (Central, Elizabeth and Northern Lines) underground stations. Several bus routes also operate at nearby Oxford Street and Regents Street.

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



# People Make Places

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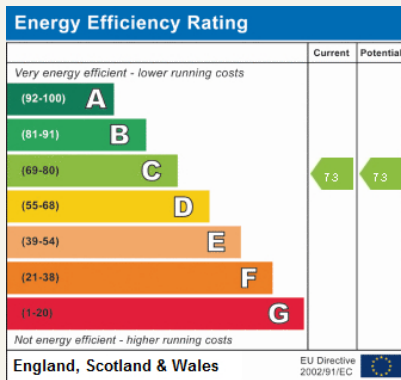
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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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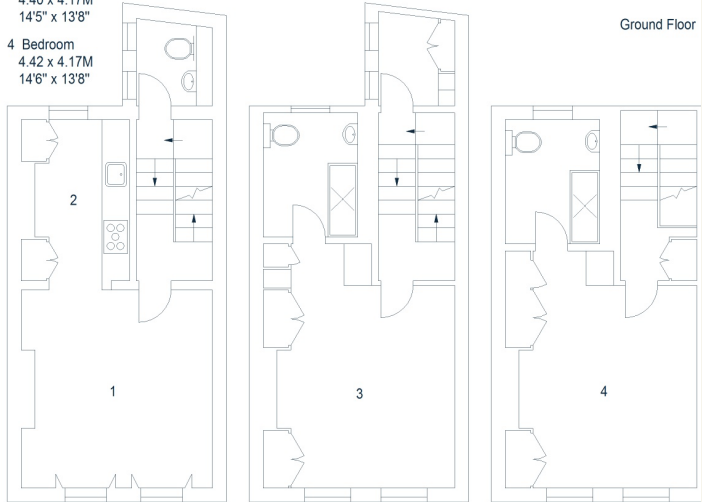


## Ganton Street, W1 Approximate Gross Internal Area 111 sq m / 1195 sq ft

- 1 Reception / Dining Room  
4.28 x 4.21M  
14'1" x 13'10"
- 2 Kitchen  
3.50 x 2.38M  
11'6" x 7'10"
- 3 Bedroom  
4.40 x 4.17M  
14'5" x 13'8"
- 4 Bedroom  
4.42 x 4.17M  
14'6" x 13'8"



Ground Floor



First Floor

Second Floor

Third Floor

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