

**For Rent**



## People Make Places



**Marshall Street, Carnaby**

2 bedrooms | 1,378 sq ft

£1,500 pw





A two-bedroom maisonette split over four floors and refurbished to a high standard while retaining the property's Georgian charming features like fireplaces. There is a study, separate kitchen while both double bedrooms and ensuite bathrooms are on the upper floors. Available November unfurnished.

#### What you need to know

- Two double bedrooms
- Two large bathrooms
- Large eat-in kitchen
- Separate study & further WC
- Reception room with feature fireplace
- Unfurnished
- Available beginning of November
- Arranged over ground to third floors
- Moments from Carnaby Street
- Located Cubitts spectacle store





### Overview

A rarely available and truly stunning recently refurbished two-bedroom maisonette arranged over four floors in vibrant Carnaby. Finished to an exceptional standard with a contemporary look that blends perfectly with the building's original character and charm, there are wrought iron radiators, stylish bathrooms and an ultra-modern kitchen that complements the ornate original fireplaces, sash windows and high ceilings. Calming grey wall tones are teamed with smart grey interior doors to complete the overall aesthetic.

Behind the Georgian front door with intricate fanlight, is a study with a useful WC on the ground floor. Leading up to the first floor is a slick-looking kitchen equipped with a wine fridge and space for the dining area. The separate reception room shares the same floor before leading up to the second and third floors, both with double bedrooms and ensuite luxurious bathrooms with walk-in showers and an inviting freestanding bath. Handy fitted wardrobes feature in both bedrooms and wooden floors are fitted throughout.





**Marshall Street, Carnaby**



Marshall Street, Carnaby

# 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.

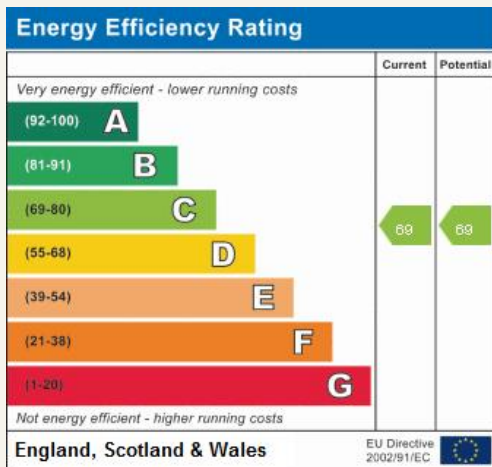
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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**.

MISINTERPRETATION ACT (COPYRIGHT) DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) of this property whose agents they 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.

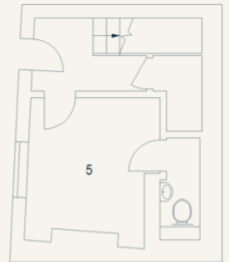
Follow us:     @tavistockbow



## Marshall Street, W1

Approximate Gross Internal Area 128 sq m / 1378 sq ft

- 1 Reception Room  
4.40 x 3.77M  
14'5" x 12'4"
- 2 Kitchen / Dining Room  
3.94 x 3.27M  
12'11" x 10'9"
- 3 Bedroom  
4.46 x 3.63M  
14'8" x 11'11"
- 4 Bedroom  
4.50 x 3.86M  
14'9" x 12'8"
- 5 Bedroom  
3.20 x 2.91M  
10'6" x 9'7"



Ground Floor



First Floor



Second Floor



Third Floor

Floor Plan produced for Tavistock Bow by Mays Floorplans © - Tel 020 3357 4594  
Illustration for identification purposes only, not to scale.

**tavistockbow**

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

t: 020 7477 2177  
e: hello@tavistockbow.com  
w: tavistockbow.com



**Marshall Street, Carnaby**