

**For Rent**



## People Make Places



**Newburgh Street, Carnaby W1**

2 bedrooms | 646 sq ft

£850 pw





A beautifully renovated two double-bedroom apartment in the heart of Carnaby. Located on the 3rd floor of a gorgeous period building, the flat has a smart grey galley kitchen just off the reception room and two contemporary shower rooms with white brick tiles. Available unfurnished immediately.

#### What you need to know

- Two double bedrooms
- Large shower room
- Good size open plan kitchen reception room
- Modern galley kitchen is tucked away from main room
- Wood floors
- Unfurnished
- Available immediately
- 3rd floor (walk up)
- Two flats in the building
- Moments from Carnaby Street



**Newburgh Street, Carnaby W1**



### Overview

Fitted to a high specification with underfloor heating, a contemporary kitchen tucked away off the reception room and stylish shower rooms, this apartment is one of only two in the building. It is positioned on the third floor (walk-up) meaning the apartment benefits from a bright reception room on a pretty cobbled street off Carnaby Street. There is also fitted storage in both bedrooms.

Newburgh Street's position in the West End allows quick access to Soho, Covent Garden and Mayfair on foot. Oxford Circus (Victoria, Bakerloo and Central Lines), Piccadilly Circus (Bakerloo and Piccadilly Lines) and Tottenham Court Road (Queen Elizabeth, Northern and Central Lines) are all within close vicinity providing endless commuting options across London.

The apartment is available immediately 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 City Council tax band: G.



# People Make Places

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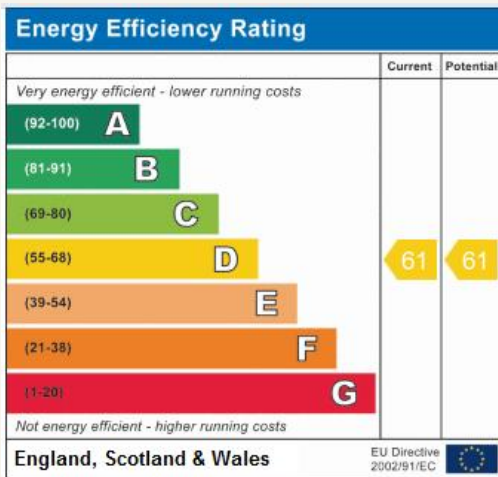
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And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

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

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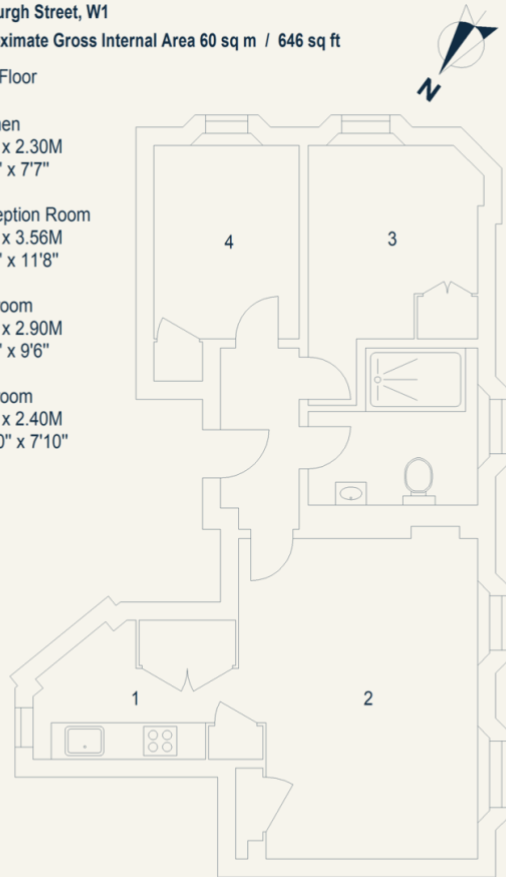


Newburgh Street, W1

Approximate Gross Internal Area 60 sq m / 646 sq ft

Third Floor

- 1 Kitchen  
3.40 x 2.30M  
11'2" x 7'7"
- 2 Reception Room  
5.30 x 3.56M  
17'5" x 11'8"
- 3 Bedroom  
4.34 x 2.90M  
14'3" x 9'6"
- 4 Bedroom  
3.90 x 2.40M  
12'10" x 7'10"



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