

*tavistockbow*

**For Rent**



## People Make Places



**Marshall Street, Carnaby W1**

Studio | 407 sq ft

£545 pw





Positioned on a pretty street in Carnaby, this recently refurbished studio has a separate modern grey kitchen and stunning shower room. The studio boasts fitted storage, cast iron style radiators, high ceilings and large windows. Available June unfurnished.

#### What you need to know

- Studio apartment
- Contemporary shower room
- Separate modern kitchen
- First floor
- Recently refurbished
- Unfurnished
- Fitted storage
- Central Carnaby location
- Available June
- Close to Oxford Circus & Piccadilly tube



**Marshall Street, Carnaby W1**



### Overview

This studio apartment is a short walk from Kingly Court, an alfresco foodie destination with restaurants like Imad's Syrian Kitchen, Pizza Pilgrims and Le Bab. Positioned on the third floor of a period building, this studio apartment blends a modern aesthetic with original features. The smart kitchen features matt grey units with a white worktop and a black sink tap and is separate from the studio room. There is useful storage in the studio, spacious ceiling height and black wrought iron radiators.

Marshall Street's location 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 in June 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: E.





# People Make Places


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Marshall Street, W1

Approximate Gross Internal Area 29 sq m / 312 sq ft

1 Bedroom / Reception Room

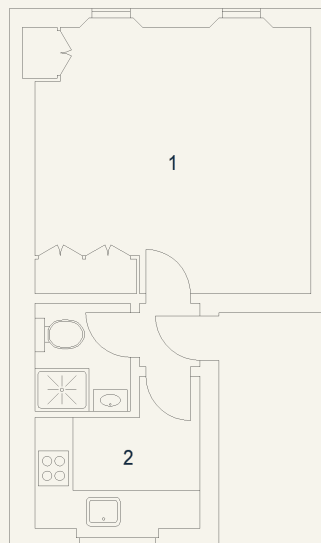
4.57 x 4.30M

15' x 14'1"

2 Kitchen

2.60 x 2.42M

8'6" x 7'11"



## First Floor

Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale.

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