

3 Great Marlborough Street

Soho | London W1



| *tavistockbow*

A wonderfully proportioned duplex apartment occupying the upper floors of this handsome and beautifully refurbished period building on Soho's Great Marlborough Street, featuring four bedrooms and two generous roof terraces.









Dating from 1888, this handsome red brick Victorian building was reimagined by architects Originate to create a scheme of four luxury loft-style apartments with a design aesthetic paying homage to Soho's creative history.







Features

- Fourth/Fifth Duplex Floor Penthouse
- Four Bedrooms
- Three Bathrooms
- Direct Lift Access
- Grand Open-Plan Living Space
- Laundry Room
- Study Area
- Two Generous Roof Terraces
- Comfort Cooling & Underfloor Heating Throughout





The carefully considered living spaces maximise light and volume, with generous ceiling heights and elegant bay windows the full width of the main living space and full height glazing to the rear.



The penthouse occupies the entire fourth & fifth floors and benefits from direct lift access, with two generous terraces, one accessed direct from the principal living/dining space on the fourth floor, the other accessed via a staircase from the fifth floor accommodation to the roof.





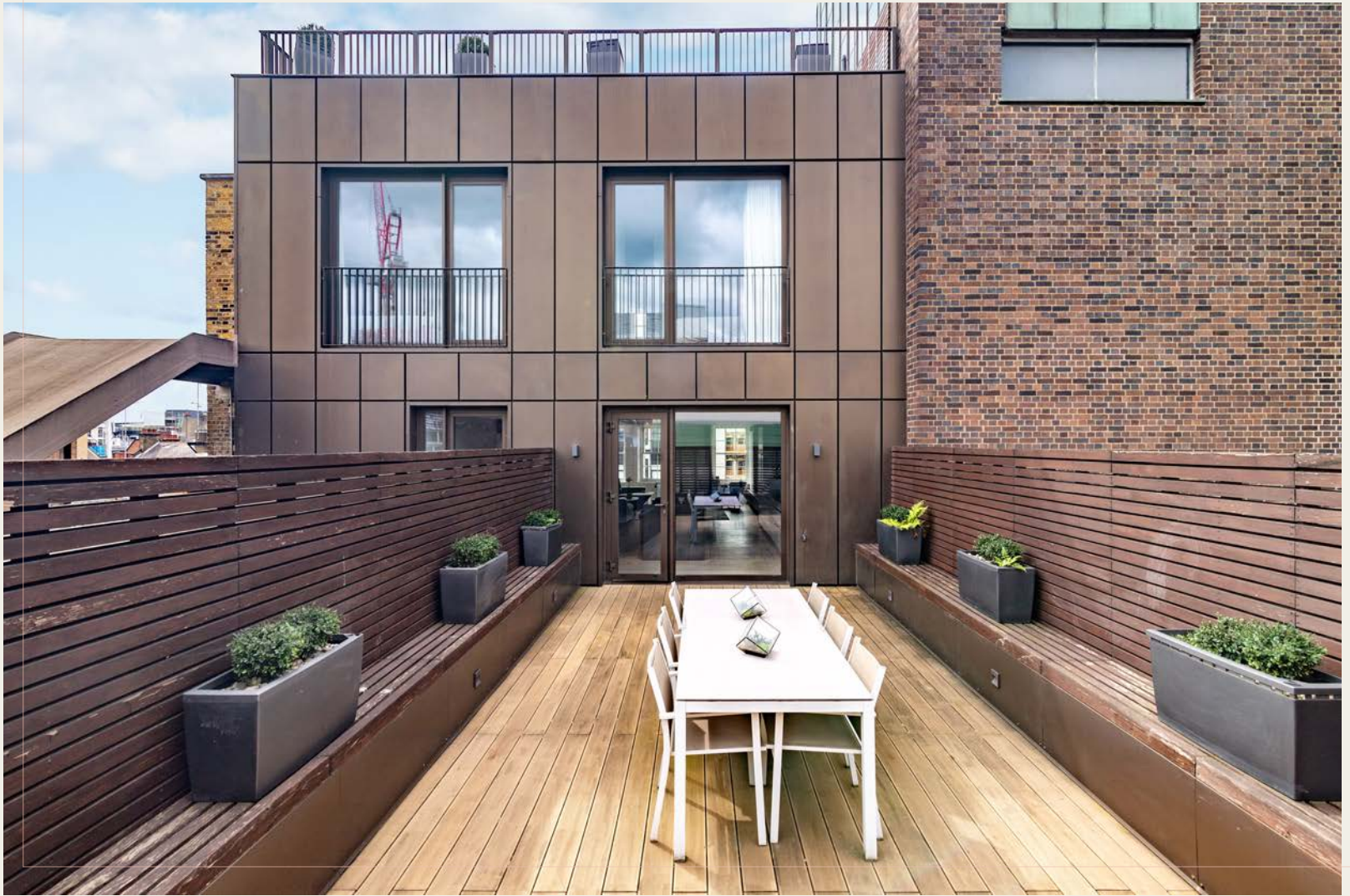




The open-plan Leicht kitchen leads out onto the first decked terrace at the rear to create a perfect indoor/outdoor entertaining space. There is a further study space, guest powder room and laundry on this floor.







Oak plank warehouse-type flooring and industrial materials such as blackened steel and exposed brickwork feature internally, with highlights of bronze metal on the rear façade.





Accessed via a beautiful bespoke powder coated steel and timber staircase, the fifth floor offers four double bedrooms, two bathrooms and two shower rooms.



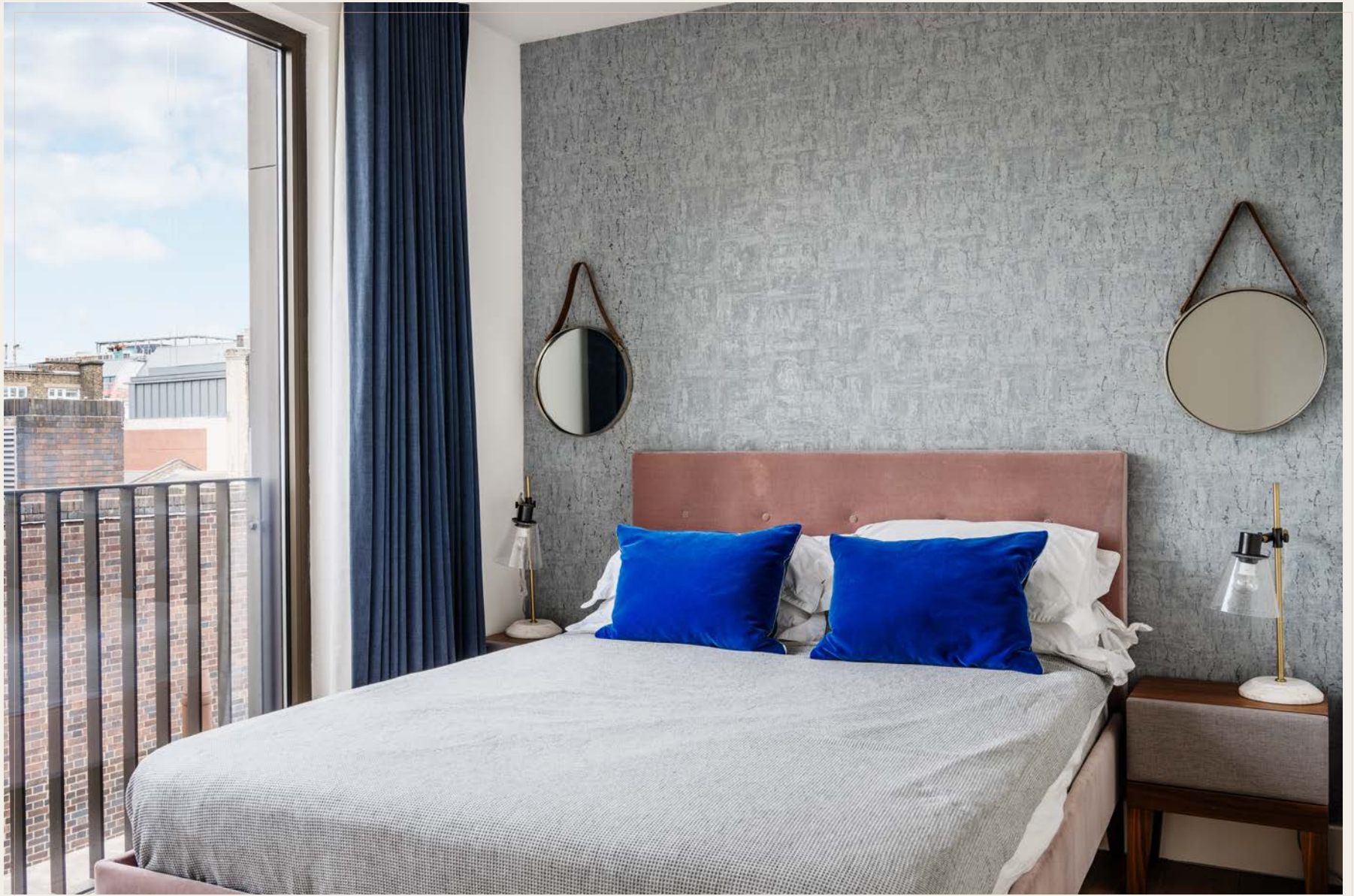












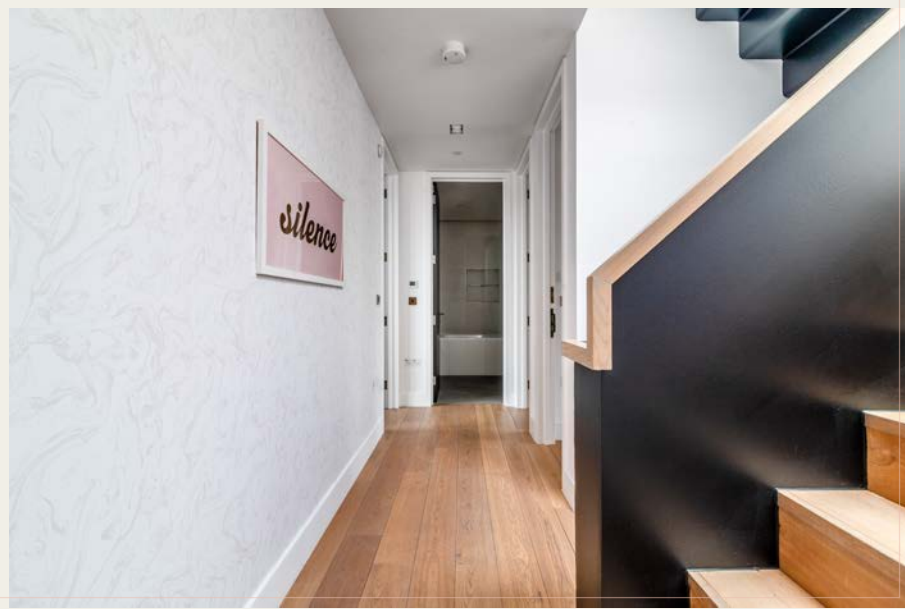


Bathrooms are all finished in a classic contemporary style, with a mix of high-quality fittings and natural finishes.



The staircase continues up to a superb private roof terrace with far reaching views across London in several directions.









Soho is surely the epitome of London life, the beating heart of the West End, a vibrant enclave where history, creativity and a sense of rebellion collide to create a truly original and unrivalled neighbourhood. Globally recognised for its bohemian spirit, Soho has been a haunt for artists, writers, poets and musicians for centuries. Modern Soho is a paradise for creatives, culture vultures, foodies and night owls.

Walk the streets and you can sense the creative energy. Much of the UK film industry is based along Wardour Street, Old Compton Street has been the focal point for London's LGBTQ+ community since the 1970's and Berwick Street boasts a fabulous street food market, not to mention numerous independent record stores, vintage shops and fashion boutiques.

Scratch the surface and you'll discover a genuine neighbourhood, wholly inclusive with lifelong residents who support each other and actively resist the gentrification and homogenisation that has been forced upon many other London districts. It really is one of the few remaining central neighbourhoods with a genuine sense of community.

But everybody knows, Soho really comes alive after dark. From legendary late night jazz clubs like Ronnie Scott's, to iconic LGBTQ+ bars & clubs like the Admiral Duncan, G-A-Y and Village Soho, there is always a gig, club night, comedy show or theatre performance going on. Soho literally has something for everyone and is indeed a place for anyone.



floorplan

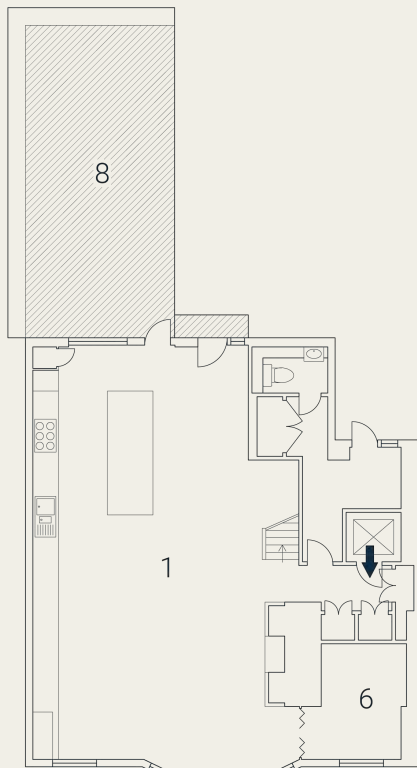
Great Marlborough Street, W1

Approximate Gross Internal Area 217 sqm/ 2335 sq ft

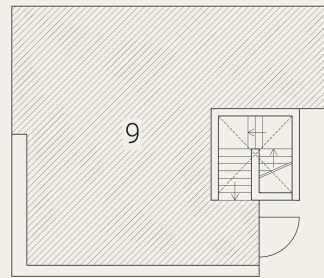
Excluding Roof Terrace & External Terrace of 87 sqm/ 936 sq ft



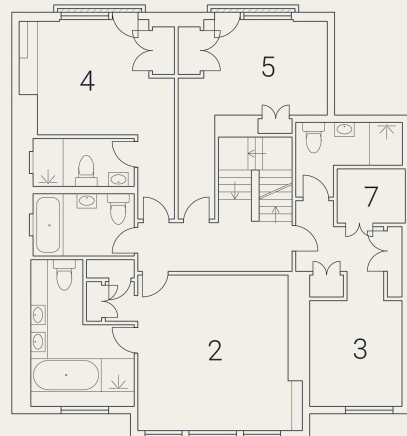
1 Living/ Dining/ Kitchen 11.85 x 7.26M 38'11" x 23'10"	2 Bedroom 5.52 x 4.25M 18'1" x 13'11"	3 Bedroom 5.45 x 4.24M 17'11" x 13'11"	4 Bedroom 5.41 x 4.07M 17'9" x 13'4"	5 Bedroom 4.91 x 2.99M 16'1" x 9'10"	6 Storage 1.86 x 1.57M 6'1" x 5'2"
7 Study 3.16 x 2.77M 10'4" x 9'1"	8 Terrace 8.54 x 4.55M 28'0" x 14'11"	9 Roof Terrace 8.72 x 7.38M 28'7" x 24'3"			



Fourth Floor



Sixth Floor



Fifth Floor

Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.



epc



terms

- Tenure | Leasehold
- Service Charge | £TBC
- Ground Rent | £750 per annum

guide price

£5,500,000 subject to contract



*tavistock*bow

about us

Tavistock Bow is an independent residential agency & consultancy based in London's vibrant West End.

We are niche, boutique, creative, knowledgeable, professional and approachable.

We love what we do and that's why we do it.



21 New Row, Covent Garden WC2N 4LE
020 7477 2177
hello@tavistockbow.com
tavistockbow.com