

tavistockbow

For Rent



People Make Places



Great Marlborough Street, Carnaby W1

3 bedrooms | 980 sq ft

£995 pw





Situated opposite the famous Liberty department store, this third floor (with lift) three-bedroom, two bathroom apartment is in an ideal location at the top of Carnaby Street. The bedrooms are all double rooms, one with an ensuite shower room plus a further guest bathroom.

What you need to know

- Three bedrooms
- Two bathrooms
- Third floor (with lift)
- Wood floors throughout
- Secondary glazing
- Unfurnished
- Opposite Liberty Department store
- Open plan kitchen
- Available early January
- Close to Oxford Circus tube



Great Marlborough Street, Carnaby W1



Overview

The bedrooms are all double rooms, one with an ensuite shower room plus a further guest bathroom, however please note there is no HMO license and so the property can only be let to two sharers, a couple OR a family (all tenants from same family).

Available early January on an unfurnished basis.

Landlord offers a 3 year contract with a 6 months mutual break clause subject to contract and satisfactory references.

Westminster City Council tax band G.



Great Marlborough Street, Carnaby W1



WHAT WE LOVE:

- The views towards Liberty
- Amazing location at the top of Carnaby Street
- Kingly Court and all its fantastic restaurants is a short walk away
- Berwick Street daily food market is close by
- Tranquil Golden Square is not far.

WHAT YOU NEED TO KNOW:

- 3rd floor (with lift)
- Wood floors throughout
- Three double bedrooms - no HMO licence
- Secondary glazing to the bedrooms
- 24 hour security office close by.



Great Marlborough Street, Carnaby W1

People Make Places

London is 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**.

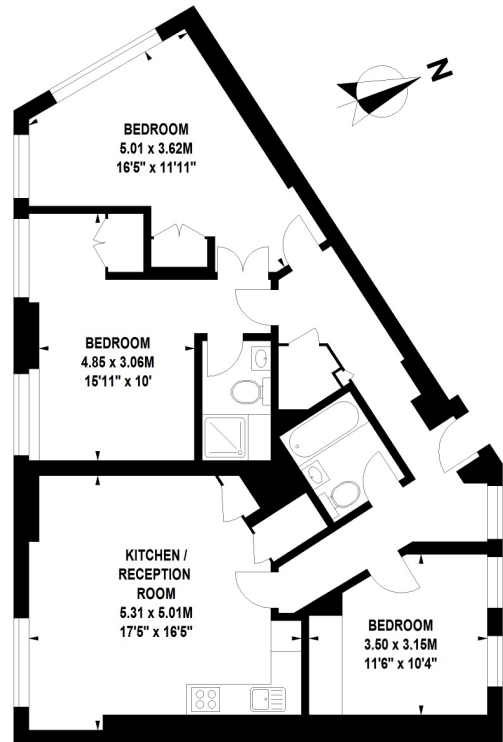
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Great Marlborough Street, W1

Approximate Gross Internal Area 91 sq m / 980 sq ft



Third Floor

Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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