

For Rent



People Make Places



Marshall Street, Carnaby W1

1 bedroom | 506 sq ft

£575 pw





A one bedroom apartment in a popular residential building positioned just off Carnaby Street. On the third floor, with lift access, the apartment is located at the rear of the building and benefits from a good-sized open plan living space and plentiful storage. Available unfurnished August.

What you need to know

- One bedroom
- One bathroom
- Third floor (with lift)
- Wood floors throughout
- Open plan kitchen/reception room
- Unfurnished
- Located at the rear of the building
- Just off Carnaby Street
- Available August
- Close to Oxford Circus & Piccadilly tube





Overview

This well-proportioned one bedroom apartment is on the third floor of a secure residential building in Carnaby. Benefitting from lift access, the apartment is situated at the rear of the building and has an open plan living space with a kitchen positioned at one end to create a natural divide between living and eating. Wooden floors are fitted throughout, there is useful storage in the bedroom while the bathroom has a modern feel with sandstone-coloured tiles.

Marshall Street lies on the border of Soho and Carnaby, which plays host to international and independent brands across its retail and restaurant outlets. Green space can be found at nearby Golden Square while there are several transport links within a short walk away including underground services at Oxford Circus (Central, Bakerloo and Victoria Lines) and Tottenham Court Road (Central, Elizabeth and Northern Lines) Underground Stations. Bus routes operate from nearby Oxford and Regents Streets.

The apartment is available in August 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 Council tax band: F.



Marshall Street, Carnaby W1

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**.

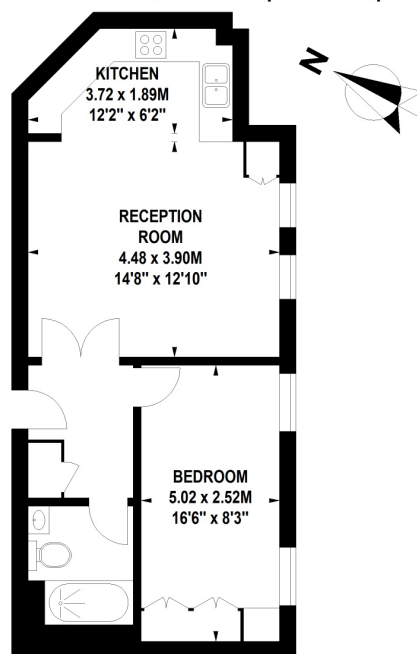
MISINTERPRETATION ACT (COPYRIGHT) DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) of this property whose agents they are, given notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Marshall House, Marshall Street, W1

Approximate Gross Internal Area 47 sq m / 506 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

tavistockbow

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

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



Marshall Street, Carnaby W1