

*tavistockbow*

**For Rent**



## People Make Places



**Marshall Street, Carnaby W1**

2 bedrooms | 1,259 sq ft

£1,175 pw





A meticulously designed two-bedroom apartment with London views from the communal roof terrace on the 13th floor of this residential block moments from Carnaby. The apartment also has a private balcony, a living space ideal for entertaining and two bathrooms. Available January unfurnished.

#### What you need to know

- Large double bedrooms
- Ensuite bathrooms
- Open plan kitchen reception room
- Private balcony & rooftop communal garden
- Feature wall to ceiling windows
- Unfurnished
- Available January
- Exceptionally high standard
- Moments from Carnaby Street
- Close to both Oxford Circus & Piccadilly Circus tube stations



**Marshall Street, Carnaby W1**





## Overview

Featuring floor-to-ceiling windows and two balconies, this contemporary two-bedroom apartment is on the fourth floor, with lift access, in the Carnaby neighbourhood of the West End. A kitchen island with two stunning ceiling pendants creates a natural divide between the dining area and living space, while the wooden floor in a beech finish creates an overall modern look. Both bedrooms are of equal size and have useful fitted storage, while the master benefits from a shower room and additional wardrobe space. A further guest bathroom is accessible from the hallway, fitted with the same luxurious marble tiles found in the master shower room.

Stirling Court is a popular residential building that is moments from the swimming pool, gym and spa of Marshall Street Baths. Numerous world-class restaurants and bars in Soho are within walking distance while transport links are accessible by nearby Oxford Circus (Bakerloo, Victoria and Central Lines) and Tottenham Court Road (Central, Northern and Elizabeth Lines) Underground Stations providing seamless travel in all directions



# 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**.

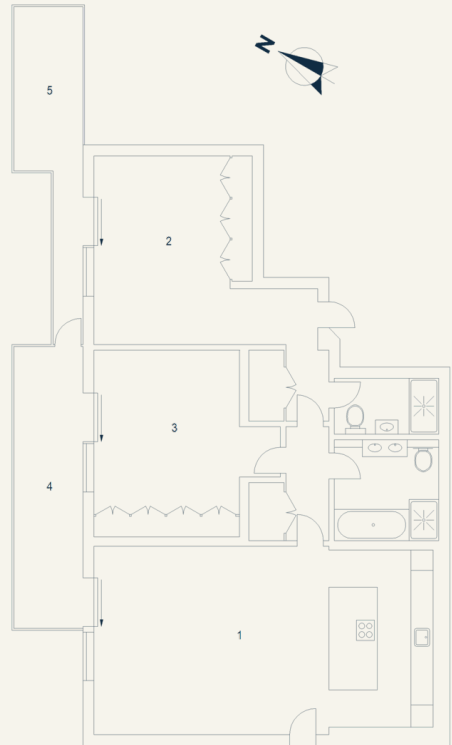
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stirling Court, W1  
 Approximate Gross Internal Area 117 sq m / 1259 sq ft  
 Fourth Floor

- 1 Kitchen / Reception Room  
9.10 x 5.05M  
29'10" x 16'7"
- 2 Bedroom  
5.97 x 5.03M  
19'7" x 16'6"
- 3 Bedroom  
4.99 x 4.98M  
14'6" x 5'10"
- 4. Balcony  
7.52 x 1.94M  
24'8" x 6'4"
- 5. Balcony  
4.42 x 1.78M  
14'6" x 5'10"



Floor Plan produced for Tavistock Bow by Maya Floorplans. © Tel 020 3987 4594  
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