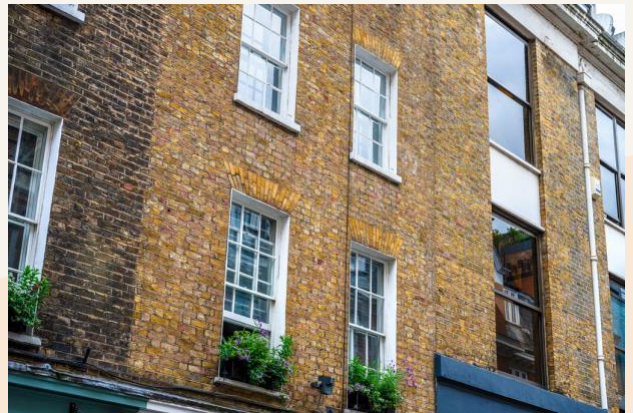


For Rent



People Make Places

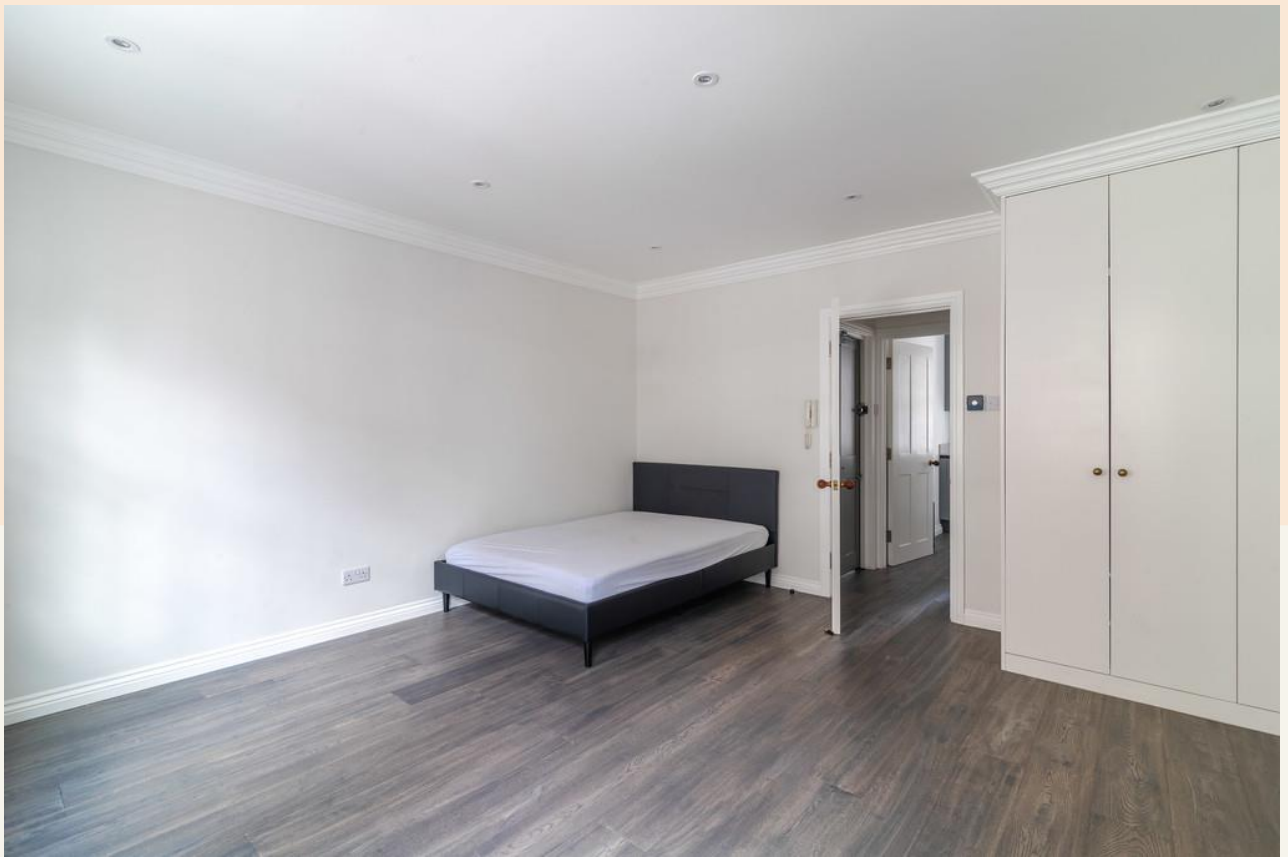


Marshall Street, Soho W1

Studio | 323 sq ft

£525 pw





Situated on the second floor of a period building, this recently refurbished studio flat is located in the heart of Carnaby. There is a beautiful contemporary shower room, modern separate kitchen, wooden floors throughout and plentiful storage. Available mid-July on an unfurnished basis.

What you need to know

- Studio apartment
- Contemporary shower room
- Separate modern kitchen
- Second floor
- Recently refurbished
- Unfurnished
- Available mid-July
- Central Carnaby location
- Good storage
- Close to Oxford Circus & Piccadilly tube





Overview

Situated on the second floor of a period building, this recently refurbished studio flat has a beautiful shower room and modern kitchen to the rear of the property. This contemporary apartment has wooden floors throughout, plentiful storage and secondary glazing. Marshall Street is located in the heart of Carnaby and moments from the fantastic restaurants of Kingly Court, and is also a short stroll from bustling Berwick Street Food Market and the tranquility of Golden Square.

Available mid-July on an unfurnished basis. Subject to contract the landlord offers a 3 year lease with a mutual rolling 6 month break clause. Westminster City council tax band: E.



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	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

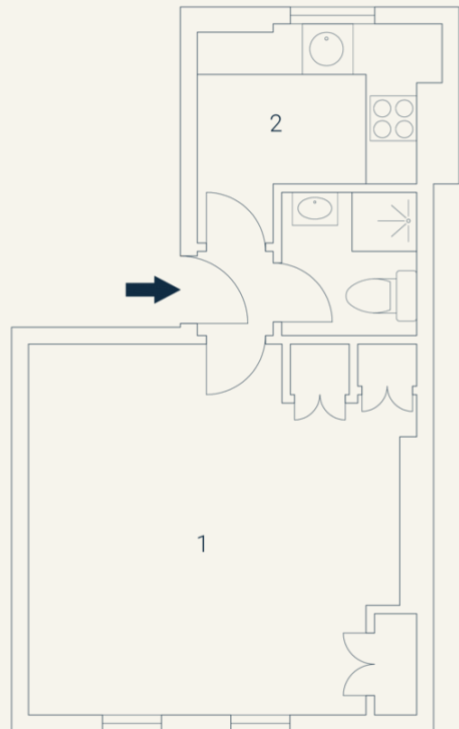
Marshall Street, W1

Approximate Gross Internal Area 30 sqm/ 323 sq ft

Second Floor

1 Living/
Dining/
4.61 x 4.36M
15'1" x 14'4"

2 Kitchen
2.84 x 2.56M
9'4" x 8'5"



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

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Marshall Street, Soho W1