

tavistockbow

For Rent



People Make Places



Great Marlborough Street, Carnaby W1

3 bedrooms | 980 sq ft

£1,050 pw





Situated opposite the famous Liberty department store, this third floor (with lift access) three bedroom, two bathroom apartment is in an ideal location at the top of Carnaby Street. Due to HMO Licensing laws, the apartment is only suitable for two sharers. Available July unfurnished.

What you need to know

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



Great Marlborough Street, Carnaby W1





Overview

Ideal for a tenant who works from home or wants an extra space for guests, this three bedroom apartment is positioned in Carnaby and with easy access to the Elizabeth Line for travel to Heathrow. Set on the third floor, with lift access, the apartment is modern throughout with wooden floors and a smart grey kitchen that is open plan to the living space. All double in size, the bedrooms have useful storage and secondary glazing while the master has an ensuite shower room. The third bedroom makes for an ideal office or guest room as due to HMO licensing laws, the apartment can only be let to two sharers OR a family (all tenants from same family). A guest bathroom is accessible from the hallway.

Carnaby's history is key to its charm, playing a significant role in London's music and fashion scenes since the 1950s. Today it's array of boutiques showcases both established brands and emerging independents with everything from classic Mod fashion to cutting-edge streetwear. Transport links are available at Oxford Circus (Bakerloo, Central and Victoria Lines) while buses operate from nearby Regent and Oxford Streets.

The apartment is available in July 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: G.

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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**.

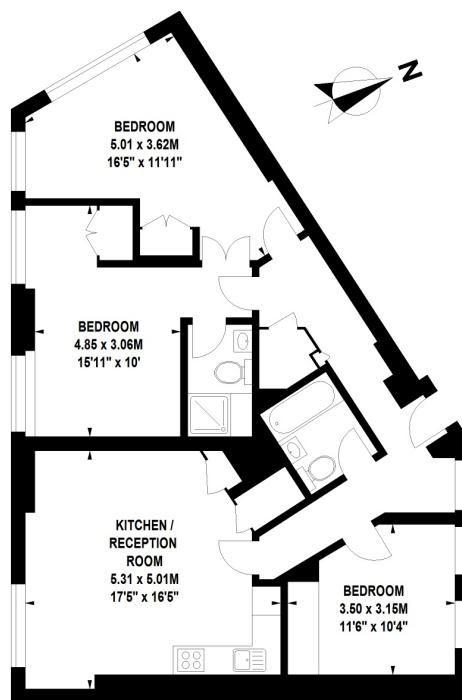
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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