

**For Rent**



## People Make Places



**Kingly Street, Carnaby W1**

3 bedrooms | 969 sq ft

£1,450 pw





With arguably one of the best terraces in the West End accessible from all principal rooms, this contemporary two/three bedroom apartment offers flexible living. The generous open-plan kitchen/reception room has bi-fold doors creating the third bedroom/study/dining room. Available unfurnished from May.

#### What you need to know

- Two/three double bedrooms
- Two shower rooms
- Open plan kitchen reception room
- Large terrace
- Flexible living space
- Unfurnished
- Available mid-May
- Passenger lift
- Weekday porter
- Close to Oxford Circus tube station



**Kingly Street, Carnaby W1**





#### Overview

With a full-length terrace running along the side of the property, this stylish two/three bedroom penthouse apartment is situated moments from London's iconic department store, Liberty. On the fourth floor, with lift access, the apartment is finished in a contemporary style with full-height windows creating a light ambiance. The generously proportioned living room has a modern kitchen with island ideal for entertaining, while bifold doors provide access to a dining area, study or third bedroom. The master bedroom has an ensuite shower room and plentiful storage, and a guest bathroom is accessible from the hallway.



Kingly Street forms part of Carnaby where independent brands mix with global names to create a vibrant corner of the West End. Oxford Circus (Central, Bakerloo and Victoria Lines) is the closest tube station while Bond Street (Central, Elizabeth and Victoria Lines) is within walking distance as is Piccadilly Circus (Piccadilly and Bakerloo Lines). Several bus services operate on nearby Regent Street while Fitzrovia, Mayfair, St James's, Soho and Covent Garden can be easily reached on foot.

The apartment is available immediately on an unfurnished basis. Subject to contract and satisfactory references, the landlord offers a one to 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**.

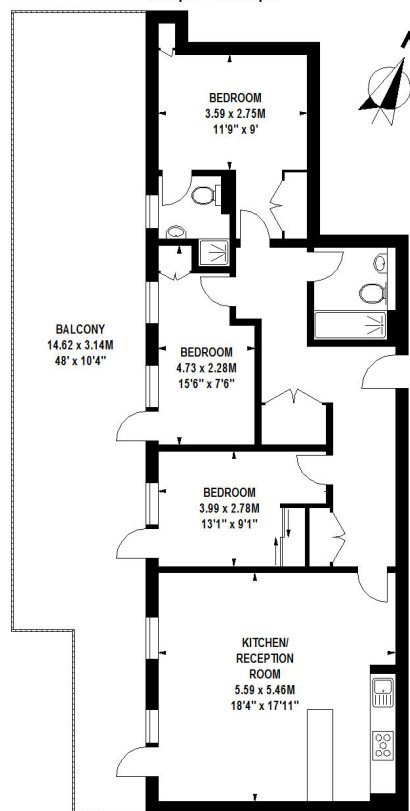
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Kingly Street, W1B

Approximate gross internal area  
90 sq m / 969 sq ft



Fourth 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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