



## 16 Marshall Street London

A unique and spacious penthouse apartment situated in a prime location, in the heart of Soho. Featuring bespoke design and finish this stunning property offers just over 2000 sq ft of accommodation, comprising of three double bedrooms, all with en suite bathrooms, an open plan kitchen / reception room, a balcony and a separate WC. The property is also offered with parking.

Residents of The Regent Lofts And Penthouses development benefit from the secure gated entrance and 24 hours concierge, in addition to the plethora of amenities close by such as the iconic shopping areas of Oxford Street, Regents Street and some of Londons top restaurants.

Regents Street, Carnaby Street and Oxford Street are all within half a mile.

Approximately 983 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

Council tax band: H (Westminster City)

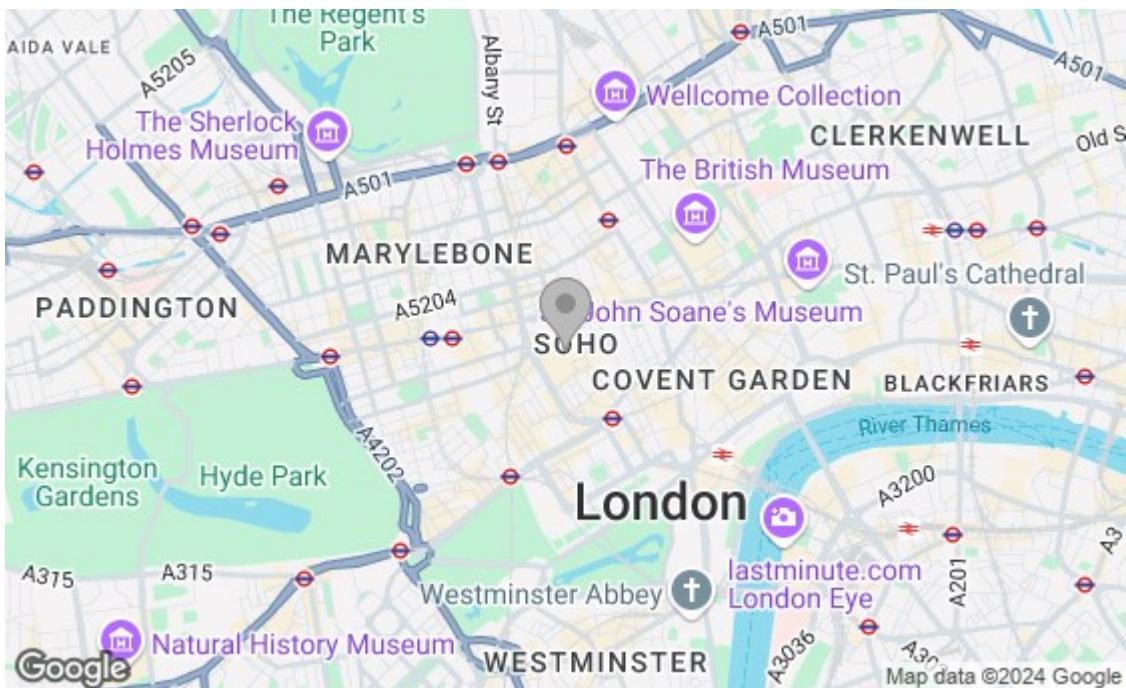
**Asking Price £4,500,000**

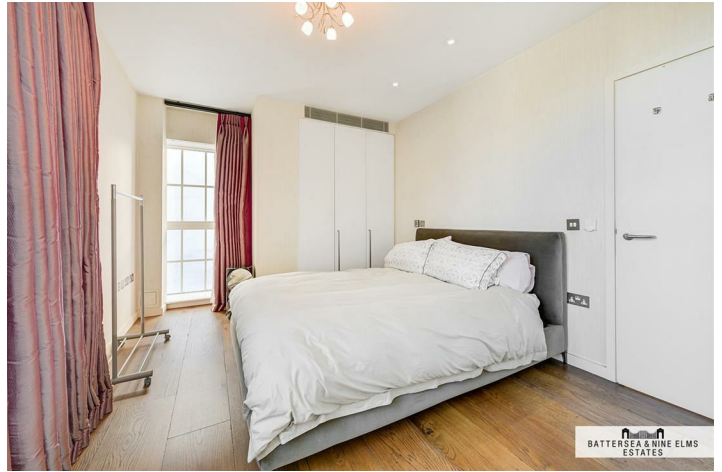
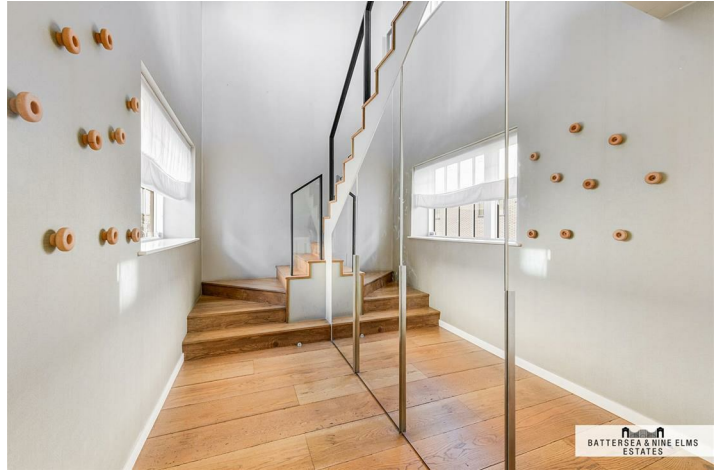
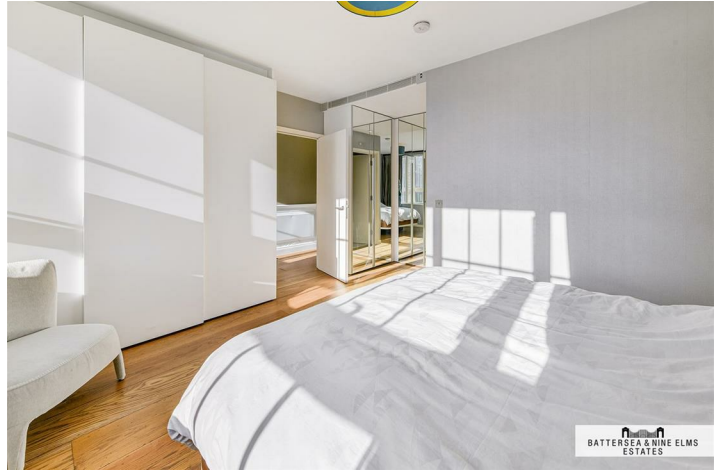
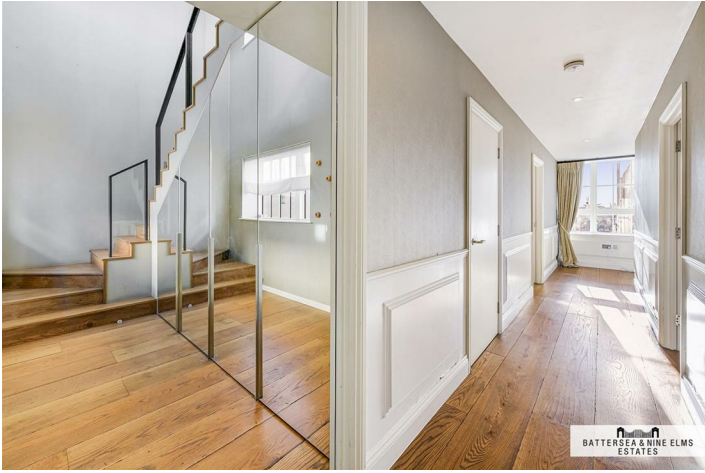
Electricity supply – Mains | Heating – Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre  
| Lift Access | parking

# 16 Marshall Street London



- Three bedrooms
- 24 hour concierge
- Sought after central location
- Split level
- Parking included
- Balcony
- Zone 1 transport links





# Floor Plan

## The Regent Lofts And Penthouses, Marshall Street, W1F

Approximate Gross Internal Area  
186.03 sq m / 2,002 sq ft

(Including Void)

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Fullmark Performance

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		80	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		