



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 982 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 £4,250,000

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

To check broadband and mobile phone coverage please visit Ofcom
28 Ponton Road, London, SW11 7BA

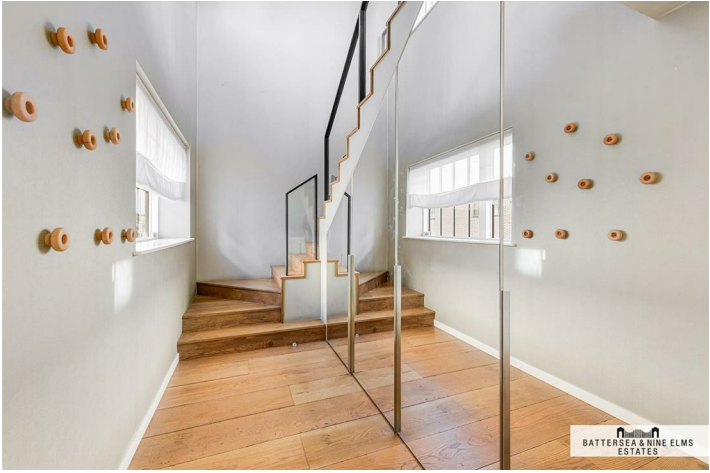
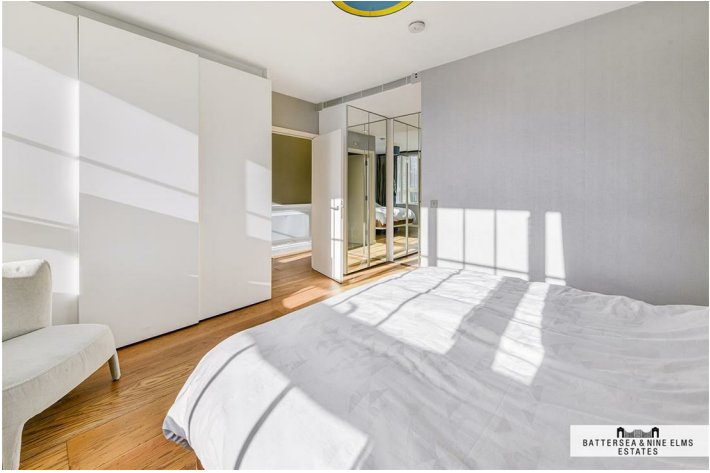
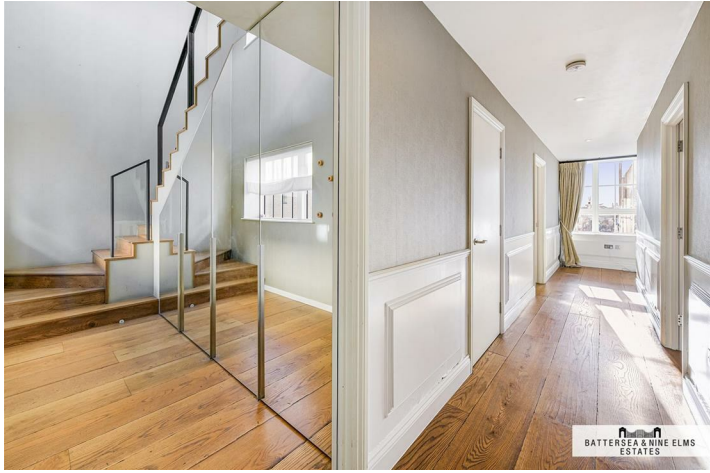
www.battersea9elms.co.uk

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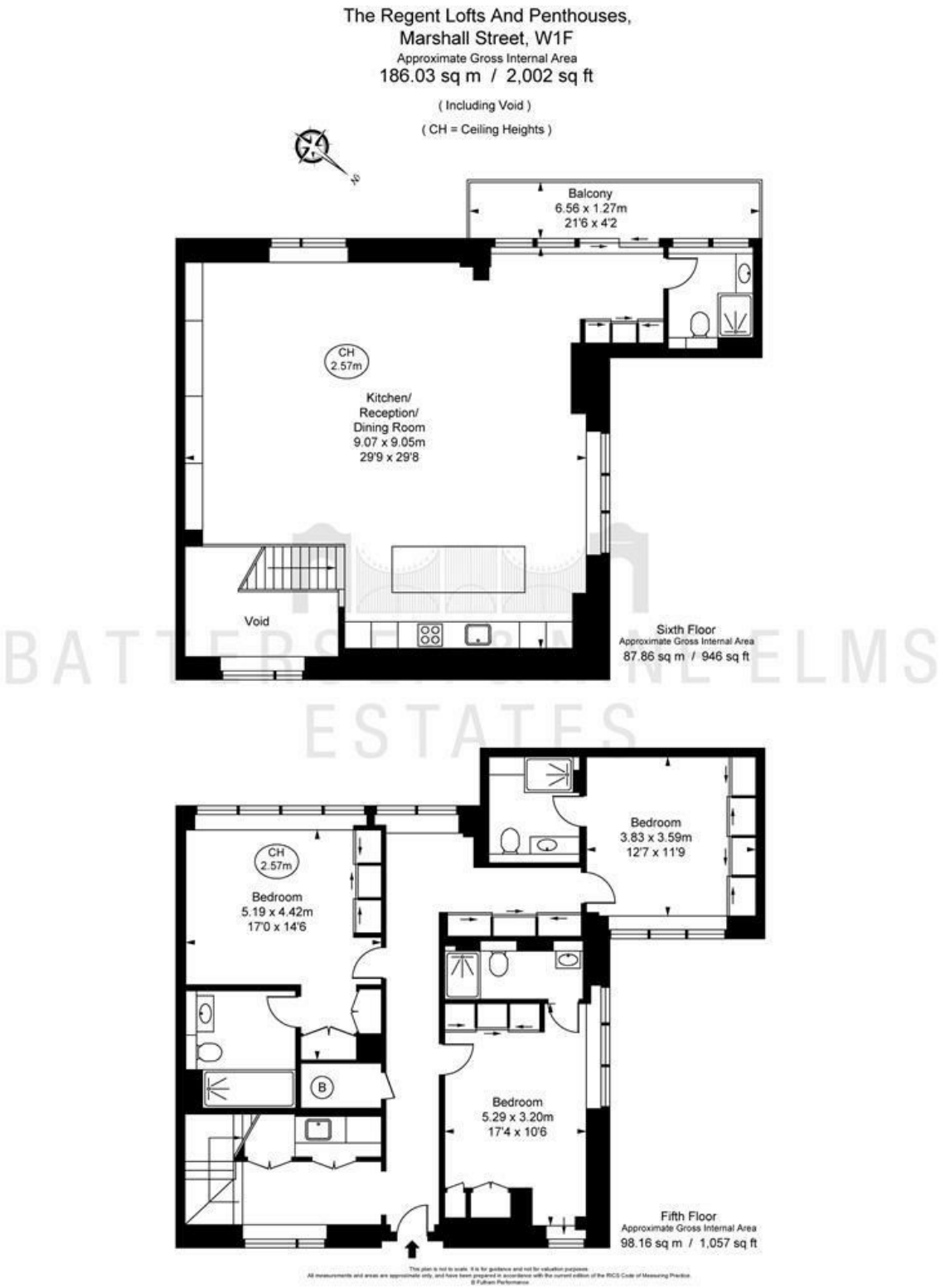


- Three bedrooms
- 24 hour concierge
- Sought after central location
- Split level
- Parking included
- Balcony
- Zone 1 transport links





Floor Plan



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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		