



City of Westminster Dwellings

Asking Price £700,000

20 Marshall Street, W1F

Bright two bedroom apartment in a highly desired, quiet and well managed residential block on the footsteps of Soho's Carnaby Street, and within minutes from either Piccadilly Circus and Oxford Circus tube stations.

CHESTERTONS



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- Attractive red brick purpose-built period building.
- The nearest Underground stations are Oxford Circus, Tottenham Court Road and Piccadilly Circus.
- This bright lateral apartment would make an ideal pied-a-terre or rental investment.



Bright top floor apartment in the heart of Soho, filled with boutique stores, famous venues, countless bars and fine dining restaurants. Marshall Street running parallel with Carnaby Street which is one of the key thoroughfares that defines the Soho scene. The apartment forms part of a highly desired, quiet and well managed residential block on the footsteps of Soho's Carnaby Street, and within minutes from either Piccadilly Circus and Oxford Circus tube stations. The property is set on the top floor (walk-up) and it is adjacent to the newly re-opened Marshall Street Baths, a restored Victorian Swimming Pool with Gym and Spa.

Tenure: Leasehold 85 years 5 months
Service Charge: £2100
Ground Rent: £10
Local Authority: City of Westminster
Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

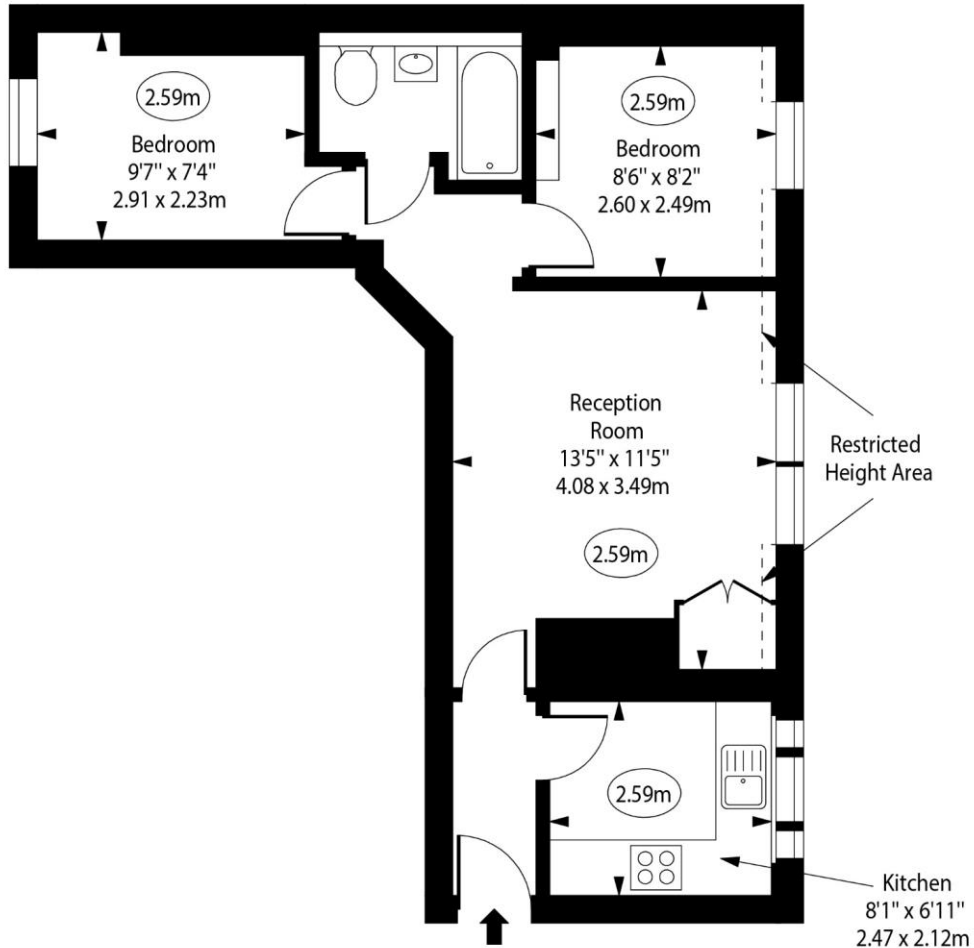
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○ - Ceiling Height



Third Floor

Approx Gross Internal Area

455 Sq Ft - 42.27 Sq M

Approx. Floor Area Including Restricted Heights

463 Sq Ft - 43.01 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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