

For Rent



People Make Places



Marlborough Court, Carnaby W1

Studio | 296 sq ft

£425 pw





Positioned in the heart of Carnaby on a pedestrianised walkway is this studio apartment with pretty feature fireplace. Finished to a high specification, there is a separate kitchen and modern shower room with inviting rainfall shower. Available April unfurnished.

What you need to know

- Studio apartment
- One shower room
- First floor
- Recently refurbished
- Separate kitchen
- Unfurnished
- Feature fireplace
- Fitted storage
- Available April
- Close to Oxford Circus tube





Overview

Combining a minimalistic interior with the historic charm of this period building, this studio apartment is cleverly designed with a separate kitchen fitted with a modern white kitchen with integrated handles. An original fireplace is retained in the studio space creating a focal point and a nod to the building's heritage, while wooden floors and a stylish shower room with mosaic floor tiles provides a contemporary feel. The studio is on the first floor, walk-up, and has useful fitted storage. Secondary glazing is fitted for tenant comfort.

Carnaby's history is key to its charm, playing a significant role in London's music and fashion scenes since Vince, London's first menswear boutique, kick-started everything in 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, with the iconic Carnaby Street sign a perfect backdrop for Insta-worthy moments. Transport links are available at Oxford Circus (Bakerloo, Central and Victoria Lines) while buses operate from nearby Regents and Oxford Streets.

The apartment is available in April 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: D.

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People Make Places

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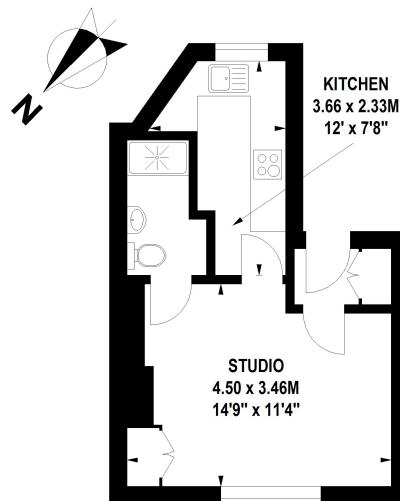
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Marlborough Court, W1 Gross Internal Area 25 sq m / 269 sq ft



First 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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