

To Let



People Make Places



Marshall Street, Carnaby W1

2 Bedrooms | 1378 sqft

£1,720 Weekly





A two-bedroom maisonette split over four floors and refurbished to a high standard while retaining the property's Georgian charming features like fireplaces. There is a study, separate kitchen while both double bedrooms and ensuite bathrooms are on the upper floors. Available early August unfurnished.

What you need to know

- Two double bedrooms
- Two large bathrooms
- Large eat-in kitchen
- Separate study & further WC
- Reception room with feature fireplace
- Unfurnished
- Available early August
- Arranged over ground to third floors
- Moments from Carnaby Street
- Located Cubitts spectacle store



Marshall Street, Carnaby W1



Overview

A rarely available and truly stunning recently refurbished two bedroom maisonette arranged over four floors in vibrant Carnaby. Finished to an exceptional standard with a contemporary look that blends perfectly with the building's original character and charm, there are wrought iron radiators, stylish bathrooms and an ultra-modern kitchen that complements the ornate original fireplaces, sash windows and high ceilings. Calming grey wall tones are teamed with smart grey interior doors to complete the overall aesthetic.

Behind the Georgian front door with intricate fanlight, is a study with a useful WC on the ground floor. Leading up to the first floor is a slick-looking kitchen equipped with a wine fridge and space for the dining area. The separate reception room shares the same floor before leading up to the second and third floors, both with double bedrooms and ensuite luxurious bathrooms with walk-in showers and an inviting freestanding bath. Handy fitted wardrobes feature in both bedrooms and wooden floors are fitted throughout.

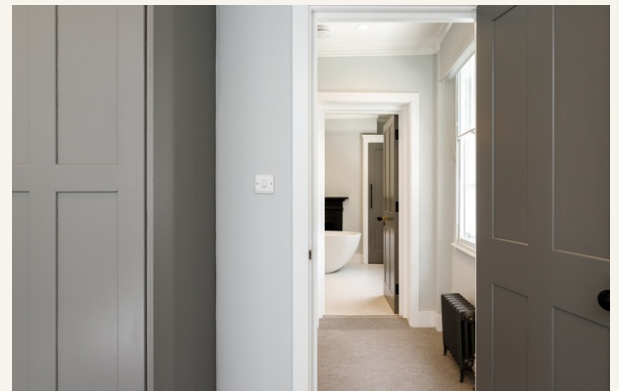




Please note that this property is not suitable for three or more sharers as there is no HMO licence.

Marshall Street is a short walk from the restaurants of Kingly Court, known for its melting pot of global cuisines. Soho, Covent Garden, Fitzrovia and Mayfair are all accessible on foot while Oxford Circus (Victoria, Bakerloo and Central Lines), Piccadilly Circus (Bakerloo and Piccadilly Lines) and Tottenham Court Road (Elizabeth, Northern and Central Lines) Underground Stations are also a short walk away.

The apartment is available from early August on an unfurnished basis. Subject to contract and satisfactory references. 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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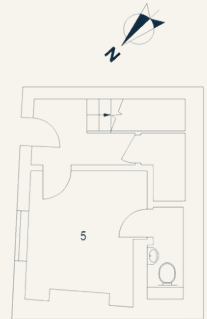
Energy Efficiency Rating

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

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Approximate Gross Internal Area 128 sq m / 1378 sq ft

- 1 Reception Room
4.40 x 3.77M
14'5" x 12'4"
- 2 Kitchen /
Dining Room
3.94 x 3.27M
12'11" x 10'9"
- 3 Bedroom
4.46 x 3.63M
14'8" x 11'11"
- 4 Bedroom
4.50 x 3.86M
14'9" x 12'8"
- 5 Bedroom
3.20 x 2.91M
10'6" x 9'7"



Ground Floor



First Floor



Second Floor



Third Floor

Floor Plan produced for Tavistock Bow by Mays Floorplans © Tel 020 3397 4394
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