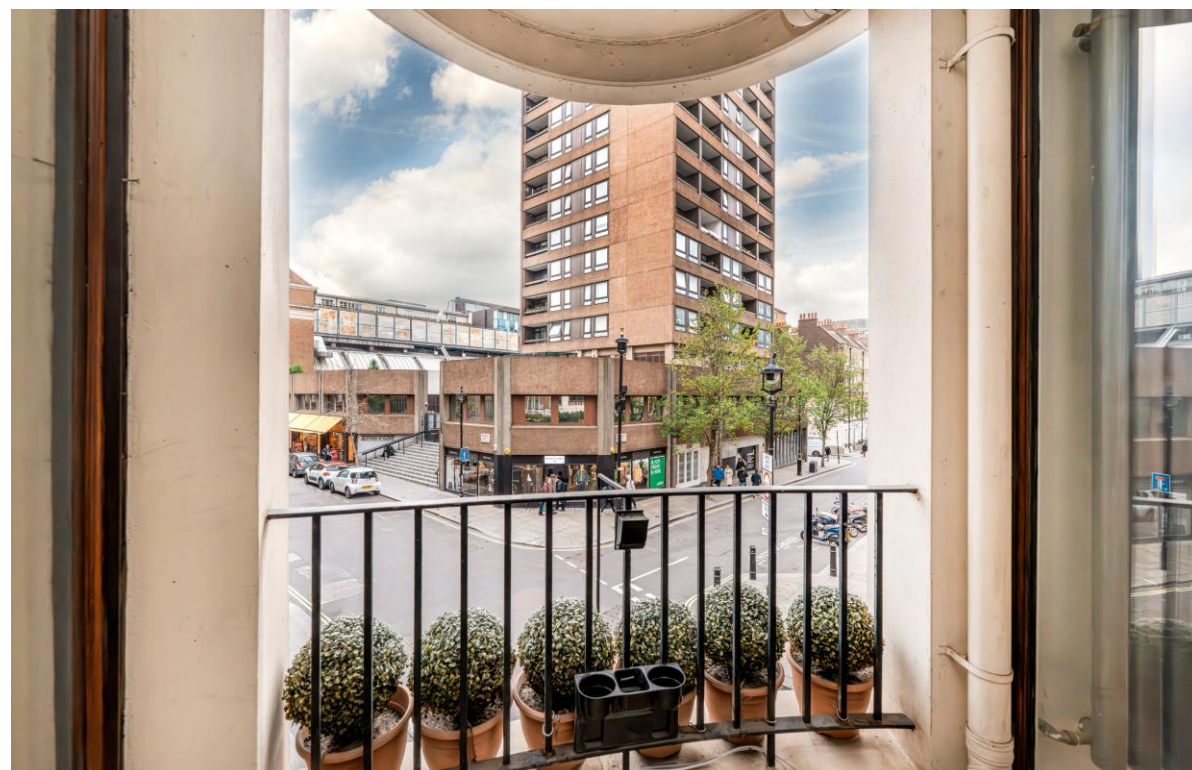




**Marshall Street, W1F | £1,160,000**

**HARRIS  
LE BEAU**



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# Marshall Street, W1F | £1,160,000

This first-floor apartment in the heart of Carnaby Village offers a modern two-bedroom, two-bathroom accommodation with a private balcony. The generous open-plan living space is filled with natural light, thanks to large windows and the balcony access, perfect for both relaxing and entertaining. The modern kitchen features integrated appliances and sleek finishes, seamlessly flowing into the reception area. The master bedroom enjoys its own en-suite bathroom, while the second bedroom is equally spacious, served by a separate contemporary bathroom.

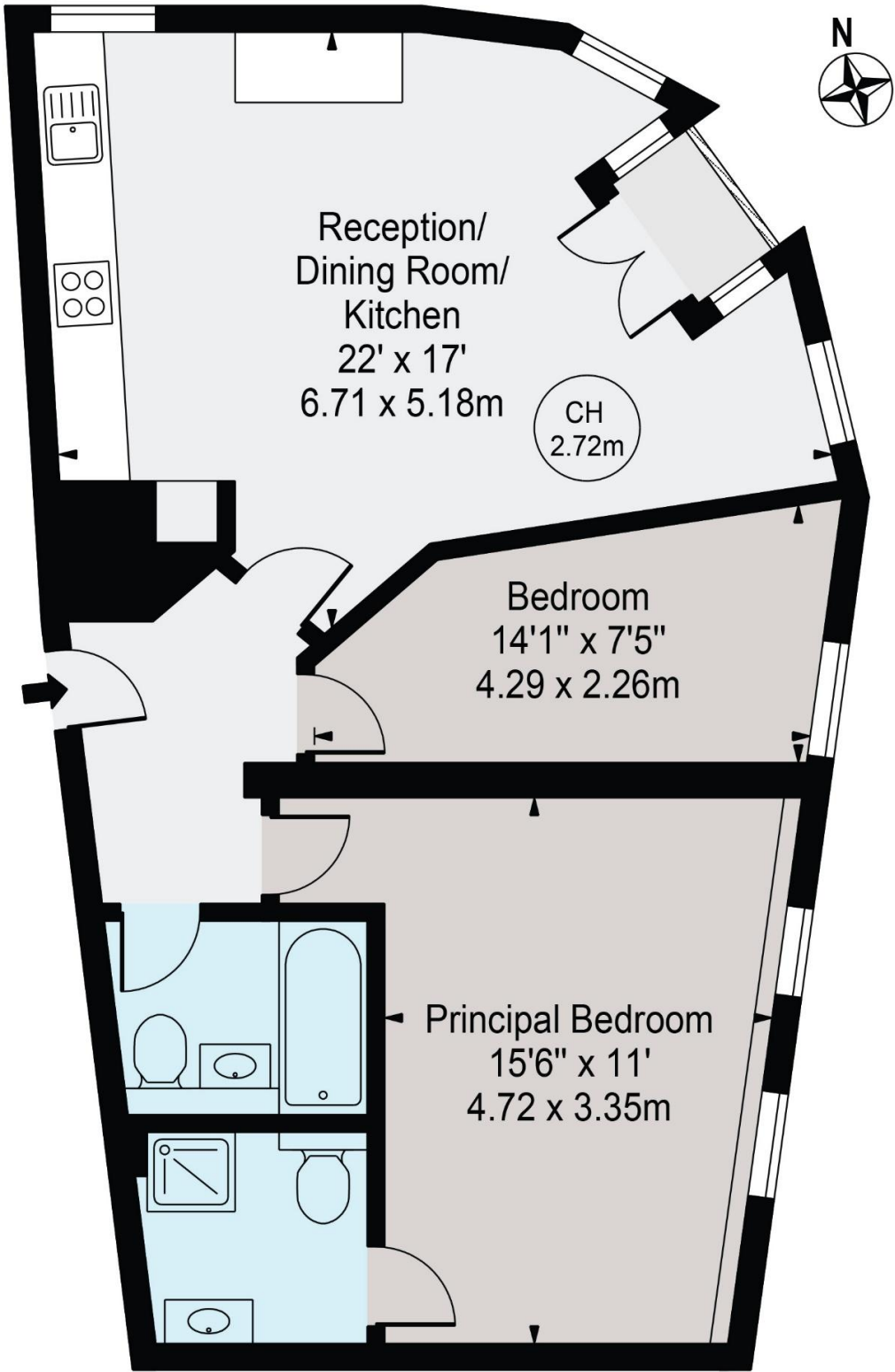
- Two Bedroom
  - Two Bathroom
  - En Suite Bathroom
  - Balcony
  - Lift
- Communal Roof Terrace
  - Open Floor Plan
  - Approx 750 sq.ft
  - Service Charge Approx £3,814
  - EPC - C



Important Notice: The seller's solicitors will confirm included items (e.g., carpets, curtains, light fittings). These particulars do not form part of an offer or contract. HLB Group LTD (trading as Harris Le Beau) and any joint agents make no warranties regarding property details. Buyers should verify all information independently. Photos, videos, and virtual tours reflect the property at the time of capture. Measurements are approximate. References to alterations or use do not confirm planning permissions or consents. Buyers must verify all approvals. HLB Group LTD | Reg. No. 14499541 | 22 Gilbert Street, Mayfair, London, W1K 5HD

# Marshall Street

Approx. Gross Internal Area 750 Sq Ft - 69.67 Sq M



First Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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