

To Let



People Make Places



Beak Street, Carnaby W1

2 Bedrooms | 807 sq ft

£1,220 per week





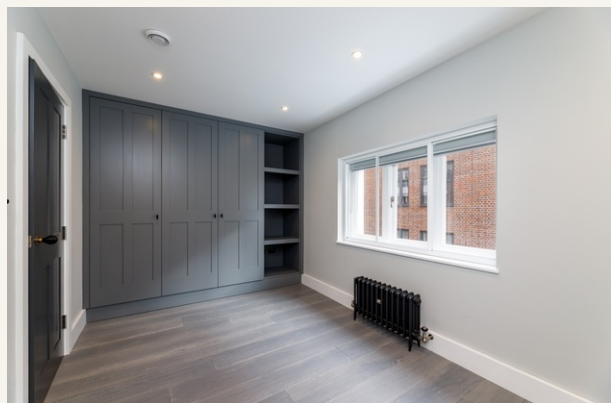
A duplex apartment with a spacious private terrace and two bedrooms in Soho, moments from Carnaby Street and the eateries of Kingly Court. Finished to an exceptional standard, with wide-plank wooden floors, contemporary shower rooms, and secondary glazing. Available mid-November, unfurnished.

What you need to know

- Two bedrooms
- Two ensuite shower rooms
- Second and third floor, walk-up
- Private terrace
- Wooden floors throughout
- Unfurnished (or furnished by separate negotiation)
- Lots of natural light
- Moments from Kingly Court
- Short walk to Oxford Circus
- Available mid-November



Beak Street, Carnaby W1



Overview

This stylish duplex apartment has calming grey walls, modern wide-planked wooden flooring and wrought-iron radiators. Split over the second and third floors of a charming period building, the upper floor houses the vast open-plan reception room and kitchen that leads onto the private terrace. A stunning skylight provides plenty of natural light to this ideal entertaining area, while one of the bedrooms is on the same floor. The second bedroom is on the lower floor, both with ensuite shower facilities. Secondary glazing is fitted for tenant comfort.



Beak Street lies south of Carnaby Street between Regent and Lexington Streets. Buses operate from Regent Street, while underground services are available at Oxford Circus (Bakerloo, Central and Victoria Lines) and Piccadilly Circus (Piccadilly and Bakerloo Lines). Mayfair, Fitzrovia and Covent Garden are all accessible on foot.

The apartment is available from mid-November on an unfurnished basis - we can assist with furniture options, please get in touch to discuss. Subject to contract and satisfactory references.
Westminster Council tax band: E.



Beak Street, Carnaby W1

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**.

MISINTERPRETATION ACT [COPYRIGHT] DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) of this property whose agents they are, given notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Tavistock Bow Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989, Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentation Act 1991; These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

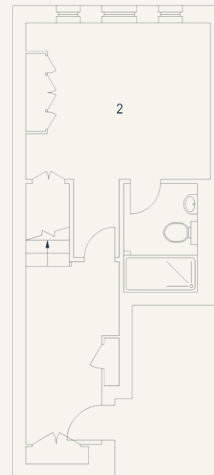
Follow us:     @tavistockbow

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

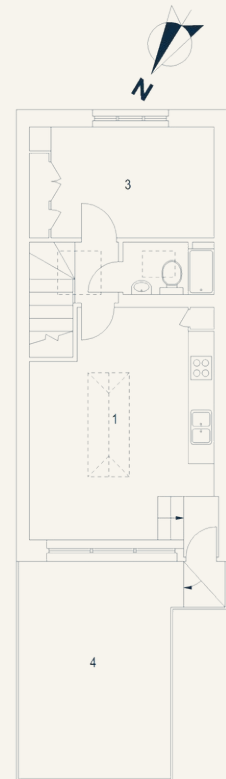
Beak Street, W1

Approximate Gross Internal Area 75 sq m / 807 sq ft

- 1 Kitchen / Dining / Reception Room
5.35 x 4.31M
17'7" x 14'2"
- 2 Bedroom
4.22 x 3.60M
13'10" x 11'10"
- 3 Bedroom
4.31 x 2.55M
14'2" x 8'4"
- 4 Terrace
4.98 x 3.50M
16'4" x 11'6"



Second Floor



Third Floor

Floor Plan produced for Tavistock Bow by Mays Floorplans © Tel 020 3397 4594
Illustration for identification purposes only, not to scale.

tavistockbow

21 New Row, Covent Garden,
London, WC2N 4LE

t: 020 7477 2177
e: hello@tavistockbow.com
w: tavistockbow.com



Beak Street, Carnaby W1