

To Let



People Make Places



Beak Street, Carnaby W1

2 Bedrooms | 1550 sq ft

£1,375 per week





A townhouse-style maisonette with two double bedrooms and two bathrooms in Carnaby. Split over three floors, there is ample living space with a reception room that leads onto a dining area making this ideal for entertaining. Both bedrooms have fitted storage. Available immediately, unfurnished.

What you need to know

- Two bedrooms
- Two bathrooms
- Three storey house
- Wooden floors throughout
- Split over three floors
- Unfurnished
- Moments from Kingly Court
- Short walk to Oxford Circus and Piccadilly Circus
- Lots of character
- Available immediately





Overview

Rarely available, this two-bedroom maisonette is split over three floors giving the feel of a townhouse, and is steeped in character with original wood panelling and fireplaces combined with modern finishes. On the first floor is a reception room with high ceilings and large French doors that allow light to flood in. The dining area leads from the living space, while a modern eat-in kitchen shares the same floor. On the second floor is a double bedroom and bathroom, while the master bedroom occupies the top floor with another bathroom complete with a separate shower and inviting roll-top bath. Both bedrooms have useful fitted storage.

Beak Street is on the border of Carnaby and Soho with Kingly Court and its host of international cuisine moments away. Buses operate on nearby Regent Street, although many central London neighbourhoods like Mayfair, Covent Garden, Fitzrovia and St James's are all within a 15-minute walk. Underground services can be reached via Oxford Circus (Bakerloo, Central and Victoria Lines) and Piccadilly Circus (Piccadilly and Bakerloo Lines), both within walking distance.

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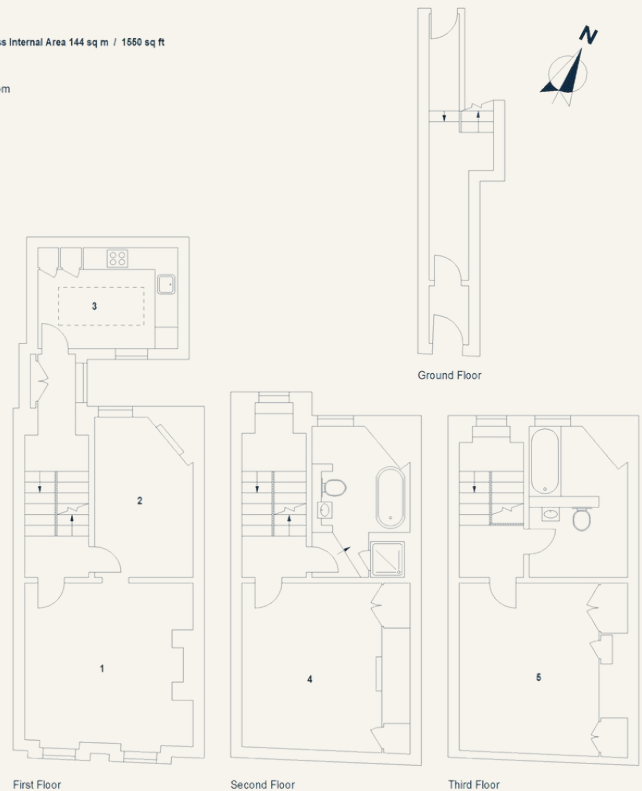
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Beak Street, W1

Approximate Gross Internal Area 144 sq m / 1550 sq ft

- 1 Reception Room
4.71 x 4.44M
15'5" x 14'7"
- 2 Dining Room
4.46 x 2.63M
14'8" x 8'6"
- 3 Kitchen
3.68 x 2.80M
12'1" x 9'2"
- 4 Bedroom
4.70 x 4.42M
15'5" x 14'6"
- 5 Bedroom
4.71 x 4.40M
15'5" x 14'5"



Floor Plan produced for Tavistock Bow by Mays Floorplans ©. Tel 020 3397 4594
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