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MARSHALL STREET, W1F

£1,175,000



Spacious one-bedroom apartment set on the fourth floor of an exclusive gated development in Soho just moments away from Carnaby Street. Arranged over 782 square feet this flat is comprised of a large, south west-facing, open-plan living area with a fully integrated kitchen and large windows, a double bedroom with built in wardrobes and a bathroom with shower over bath. The Regent Lofts and Penthouses were completed in 2010 and benefit from a concierge, a video entry phone system and an impressive entrance. The building also has passenger lifts and the apartment is accessed via a sky terrace. Situated a short walk away from Oxford Circus (Central, Bakerloo, Victoria and Elizabeth lines, which will provide a service a 30-minute transfer to Heathrow as well as multiple bus routes). Provides very easy access to the shopping, restaurants, bars and theatres of the West End. Regent's Park and Hyde Park are also only a short walk or bus ride away. Sold with a 986-year lease.

- Large One-Bedroom Flat
- 4th Floor of Gated Development
- Approx. 782 Square Feet
- Concierge & Lift Access
- Heart of West End
- 999 Year Lease from 2008



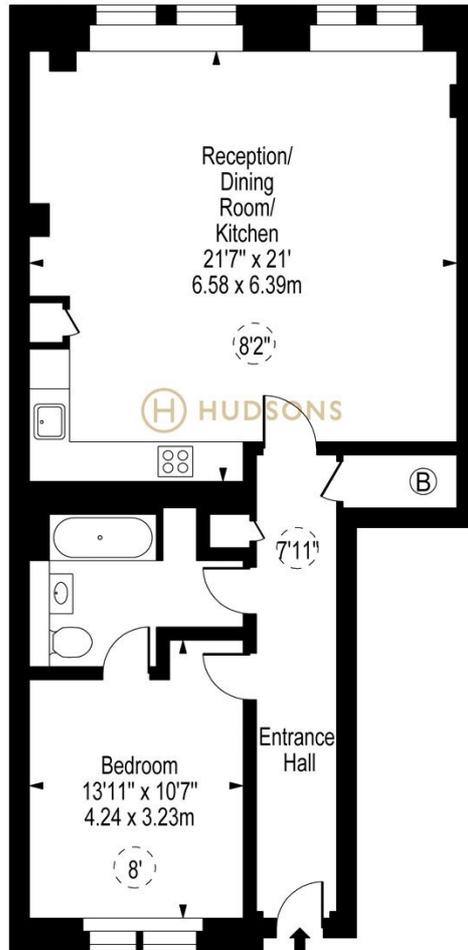
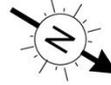
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Marshall Street,
Soho, W1F 7BE

○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area **782 Sq Ft - 72.65 Sq M**

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 013147AG

All viewings by appointment through our
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Full Energy Performance Certificate available on request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	82	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	