



STIRLING COURT, W1
£650,000 LEASEHOLD

Winkworth



STIRLING COURT, MARSHALL STREET

A nicely presented one-bedroom apartment with exceptional light and views, set on the tenth floor of a modern building on Marshall Street in the vibrant heart of London's Soho.

The property comprises an entrance hall, a comfortable reception room with dual-aspect views, a separate kitchen, a double bedroom, and a bathroom.

The flat has been rented and is in good condition, though buyers may wish to update it.

Stirling Court is located at the junction of Marshall Street and Broadwick Street, just seconds from Carnaby Street, providing excellent access to the full range of retail, entertainment, dining, and lifestyle options that Soho and the West End have to offer.

The communal areas are in excellent condition. There is a daytime building manager and a communal roof terrace.

The nearest Underground stations are Leicester Square, Piccadilly Circus, Oxford Circus, and Tottenham Court Road.



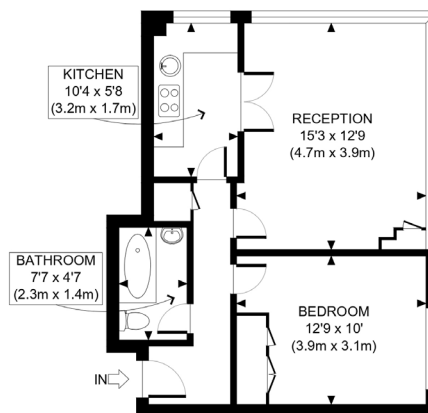
Leasehold: About 131 years remaining

Service Charge: Approx. £3,650 per annum plus £1,830 reserve

Ground Rent: N/A

Council Tax: Band D, About £1,019 per annum





TENTH FLOOR
GROSS INTERNAL
FLOOR AREA 490 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 490 SQ FT/ 46 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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