



## Marshall Street, W1F

£620,000 *Leasehold*



A nicely presented one bedroom apartment with an extended lease on the eighth floor of a modern development in Marshall Street in the heart of Soho.



**West End**

020 7240 3322 | [westend@winkworth.co.uk](mailto:westend@winkworth.co.uk)

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The configuration comprises of an entrance hall, a comfortable reception, a separate kitchen, double bedroom and a bathroom.

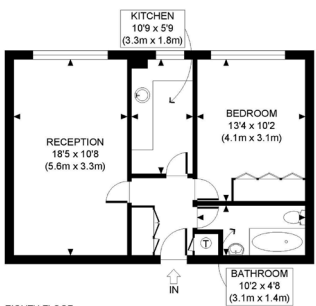
The flat has been kept in good order by its long term owner though buyers may now wish to update.

The apartment has a nice feel with good natural light and views over Broadwick Street and Soho.

Stirling Court is found on Marshall Street near the junction with Broadwick Street and so gives excellent access to the full range of retail, entertainment, dining and lifestyle options that Soho and the West End have to offer.

The common parts are in excellent order and there is a communal roof terrace.

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



APPROX. GROSS INTERNAL FLOOR AREA: 505 SQ FT/ 47 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTIES IMAGINATIONS

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.

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



## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 131 year and 0 months  
**Service Charge:** Approx. £3,650 per annum plus £1,830 reserve  
**Ground Rent:** N/A  
**Council Tax Band:** D  
**EPC rating:** C

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WES220259>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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