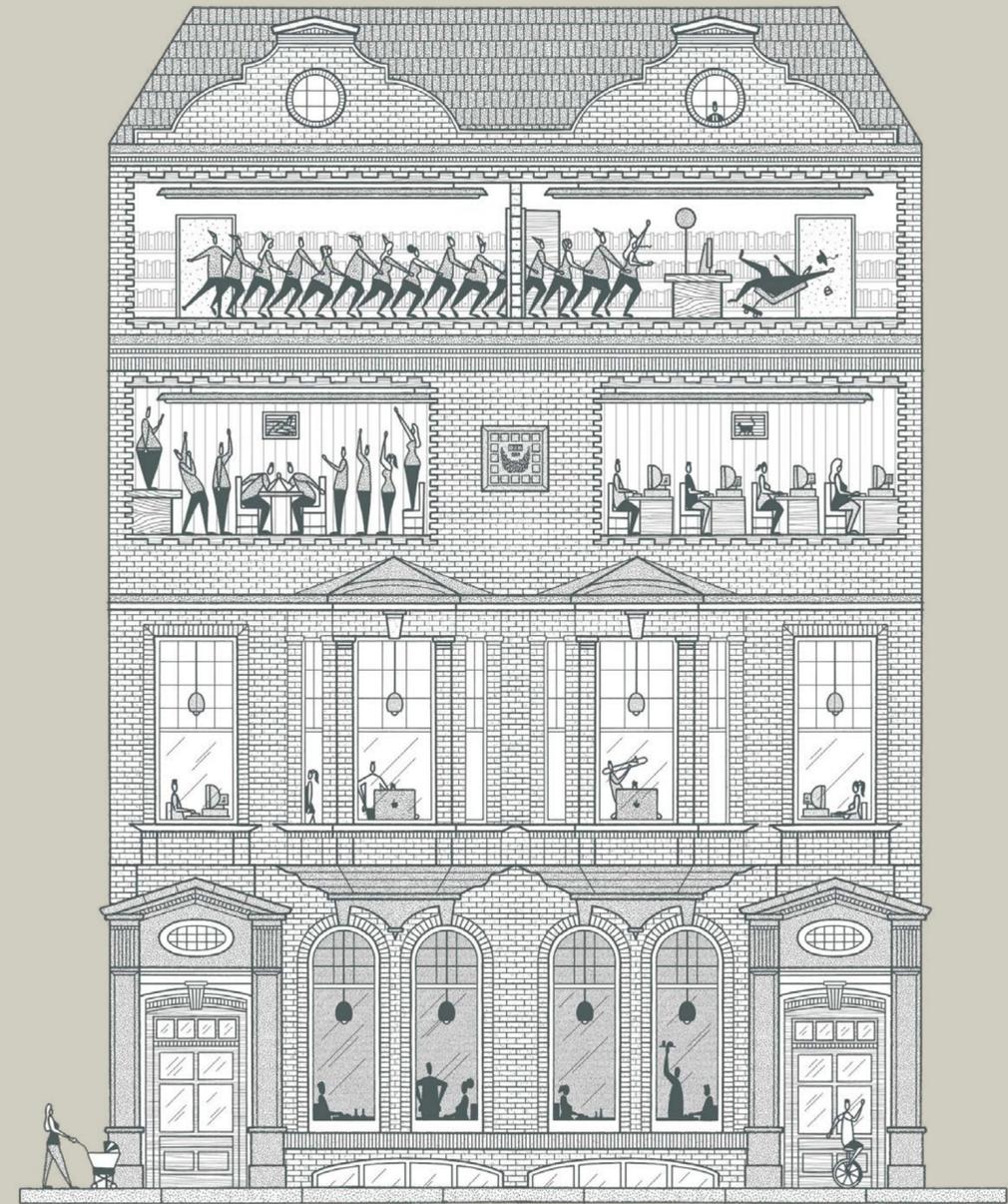


12
Kingly
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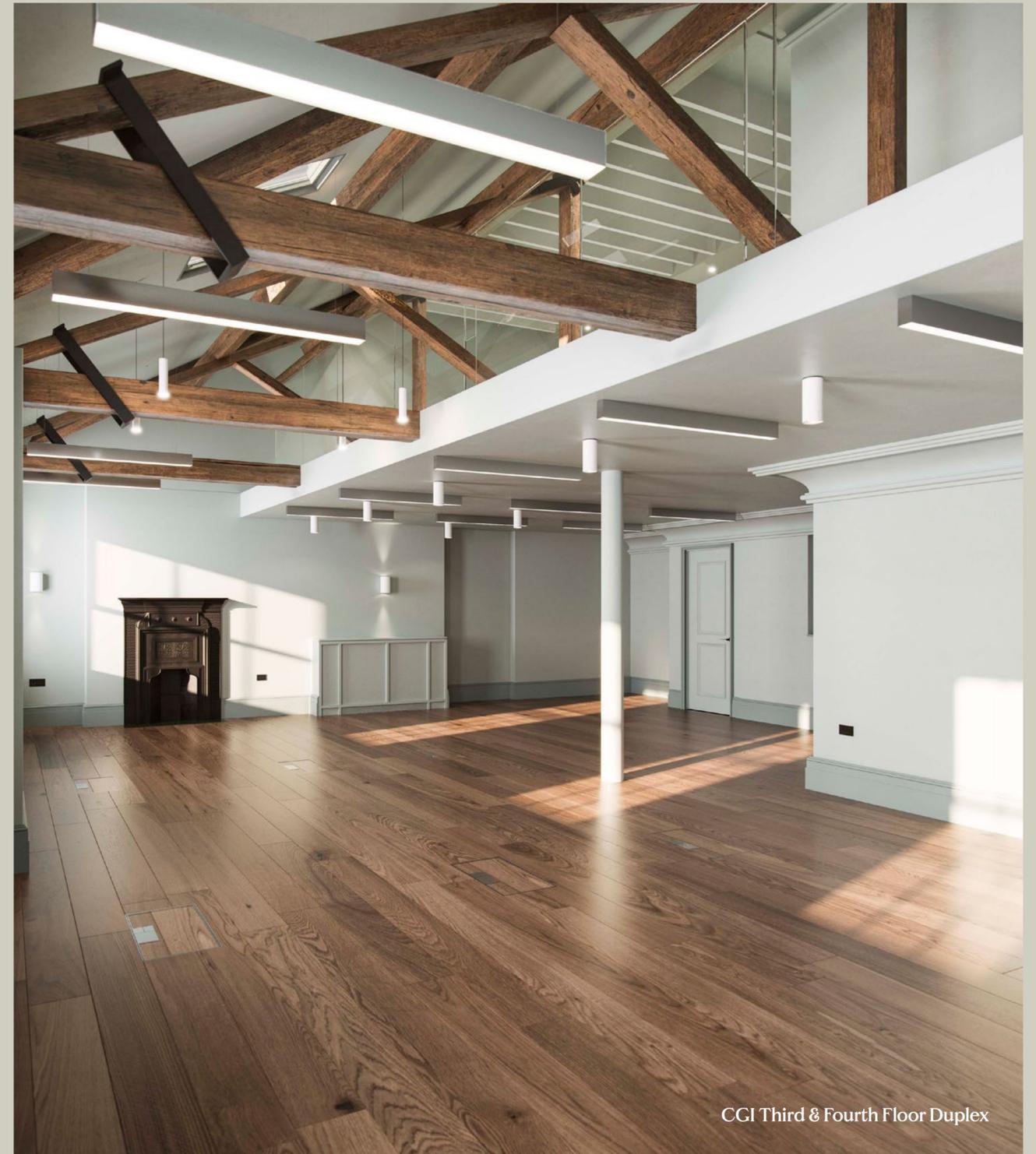
CARNABY

OFFICE

A Grade Offices in every sense

This former school house is a hidden gem, tucked away amongst the beautiful townhouses of Kingly Street. The building has been thoughtfully restored, and many original features have been retained. Discover the building's delights as soon as you enter through its impressive self-contained entrance.

Each floor is totally unique, designed with flexibility in mind. Whether you take one floor, or all four, it delivers the perfect blend of creativity and productivity. It is a former school after all.



CGI Third & Fourth Floor Duplex

Space to breathe

With two terraces, there is plenty of space to enjoy the outdoors. Whether entertaining clients or taking a break from the screen, look out above the hustle and bustle of Kingly Street.



CGI Fourth Floor Terrace



CGI First floor

Gold Star Features



Beautifully restored self-contained entrance



Two terraces



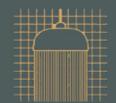
Boutique finishes and original features



Impressive double height duplex



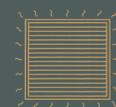
New timber flooring



New WC and shower facilities



Fibre enabled



New comfort cooling

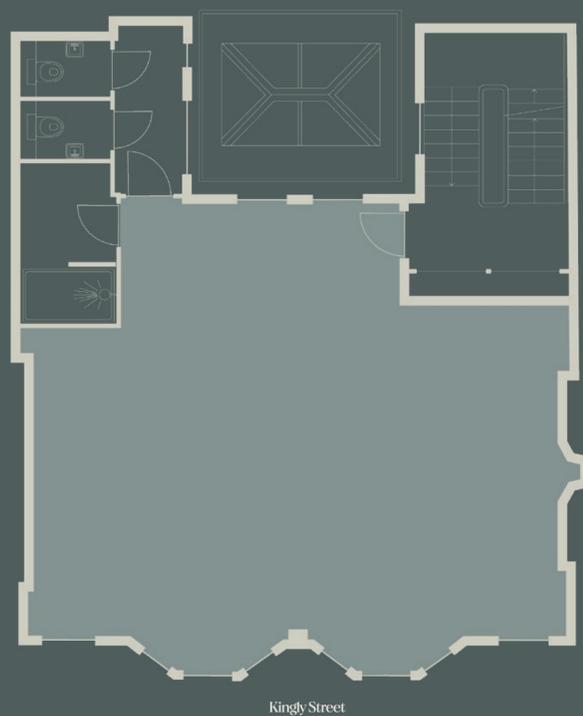
Schedule of areas

NIA	sq ft	sq m
4th floor	355	33
3rd floor	743	69
2nd floor	700	65
1st floor	721	67
Total	2,519	234

Subject to final measurements

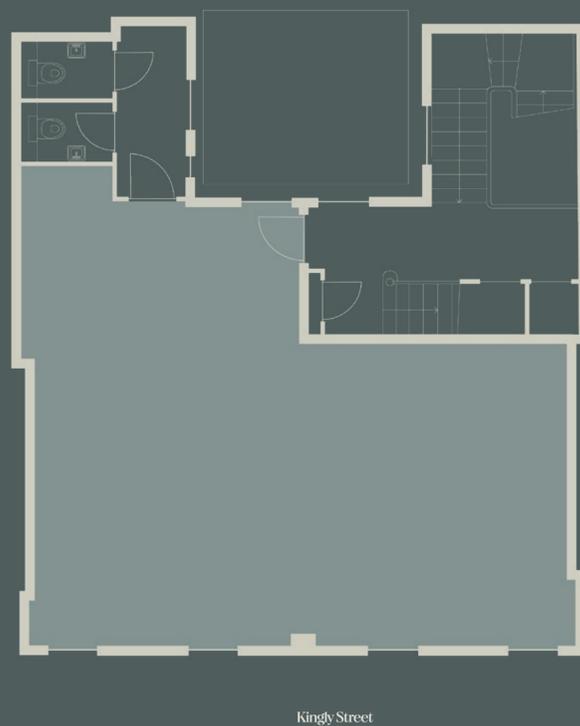


First



721 sq ft (67 sq m)

Second



700 sq ft (65 sq m)

Third



743 sq ft (69 sq m)

Fourth



355 sq ft (33 sq m)

Lifestyle

Surrounded by the wonders of Carnaby, with its shops, bars and restaurants, this building is set in the dream location. Just a short walk to Oxford Circus and Tottenham Court Road's highly anticipated Elizabeth Line, the best shopping streets in the world are within credit card-waving distance.

There is literally nowhere better to be. Be part of the Carnaby Estate, the most creative and distinctive business address in London.



A location to be drawn to



As fun as the area and equally attractive, the team is in love with Carnaby and can't wait to share that love.
Look us up!



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