

For Rent



People Make Places



Berwick Street, Soho W1

3 bedrooms | 1,259 sq ft

£1,350 pw



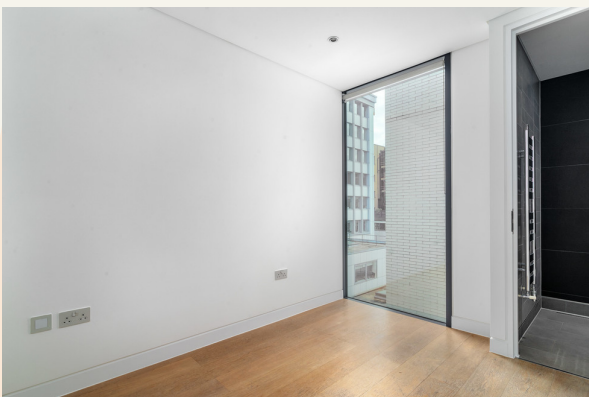


A two double bedroom apartment with a further study / guest room, with two fantastic balconies located in located in Soho. The flat is arranged over the third & fourth floors There is a large open plan kitchen reception room with oak wood floors and air conditioning throughout.

What you need to know

- Two double bedrooms
- Further study / guest room
- Two bathrooms and further WC
- Large open plan kitchen / reception room
- Air conditioning throughout
- Unfurnished
- Available late June
- Arranged over 3rd & 4th floors
- Professionally managed
- Close to both Tottenham Court Road & Oxford Circus tube stations





Overview

The apartment is arranged over the third & fourth floors of this popular residential block, with a secure gated entrance. There are two private terraces, one off the open plan kitchen reception room and one off the bedroom on the upper floor. There is air conditioning throughout and the flat is lovely and bright, no matter the weather.

Berwick Street is a vibrant thoroughfare in Soho, renowned for its rich cultural heritage and eclectic charm. This bustling street is famous for its diverse array of independent shops, market stalls, and trendy boutiques, offering everything from vintage clothing and vinyl records to artisanal foods and unique trinkets. It's a haven for music enthusiasts, foodies, and fashion lovers alike.

The flat is available immediately on an unfurnished basis. The landlord offers a 1-3 year lease (subject to contract) with a mutual rolling break clause, as agreed.

Westminster Council tax band: G.





WHAT YOU NEED TO KNOW:

- Two private terraces
- Moments from Oxford Street
- Close to Berwick Street market
- Modern finish
- Fantastic sized bedrooms.

WHAT YOU NEED TO KNOW:

- Not suitable for three sharers (unless family)
- 3rd & 4th floor
- Walk up (no lift)
- Wood floors
- Double Glazing
- Fantastic central Soho location



People Make Places

London is 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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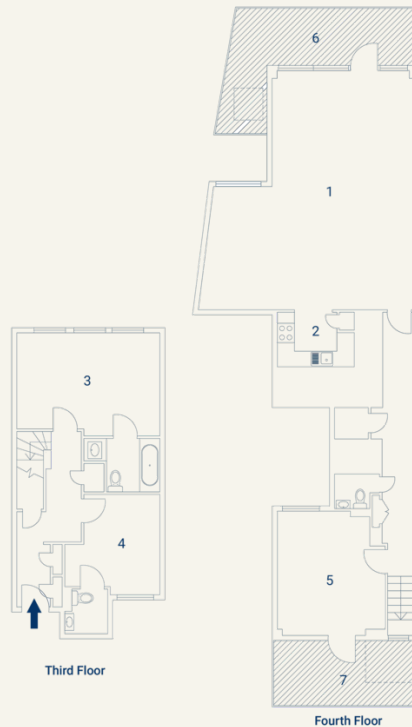
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Berwick Street, W1F

Approximate Gross Internal Area 117 sq m / 1259 sq ft
Excluding External Balconies of 30 sq m / 322 sq ft



1 Living / Dining 6.66 x 7.40M 21'8" x 24'2"	2 Kitchen 2.42 x 1.37M 7'9" x 4'4"	3 Bedroom 4.50 x 3.39M 14'7" x 11'1"	4 Bedroom 2.98 x 3.17M 9'7" x 10'4"	5 Bedroom 3.50 x 3.97M 11'4" x 13'0"	6 Balcony 6.00 x 3.59M 19'6" x 11'7"	7 Balcony 4.40 x 2.11M 14'4" x 6'9"
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Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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