

*tavistockbow*

**For Rent**



**People Make Places**



**West Street, Seven Dials WC2**

2 bedrooms | 840 sq ft

£925 pw





A spacious two bedroom, two bathroom apartment to rent in the heart of Seven Dials. Arranged over the 3rd and 4th floors, this split level property has two well-proportioned double bedrooms and an open plan living space with a balcony. Available unfurnished from late September.

#### What you need to know

- Two bedrooms
- Two bathrooms
- Third and fourth floor (walk up)
- Two balconies
- Large open plan kitchen/reception room
- Unfurnished
- Lots of built in storage throughout
- Next to the original Ivy restaurant
- Short walk to Leicester Square and Covent Garden stations
- Available late September



**West Street, Seven Dials WC2**



### Overview

A split-level apartment with a contemporary finish throughout on the third and fourth floors, walk-up. The two double bedrooms are on the lower floor, both with fitted storage and with either an ensuite shower or bathroom. There is access to a private balcony from one of the bedrooms. The upper floor houses the spacious reception room with access to another private balcony and the open-plan kitchen leading off it featuring an island ideal for entertaining. Useful storage also features in the reception room.

West Street is home to the world-famous restaurant The Ivy and is positioned amongst the vibrancy of Seven Dials, known for its network of streets filled with boutiques and eateries of independent and global brands. Transport links are accessible in all directions; Tottenham Court Road (Central, Northern and Queen Elizabeth Lines) and Covent Garden (Piccadilly Line) are within walking distance and several bus routes operate on Shaftesbury Avenue.



# 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

West Street, WC2

Approximate Gross Internal Area 78 sq m / 840 sq ft

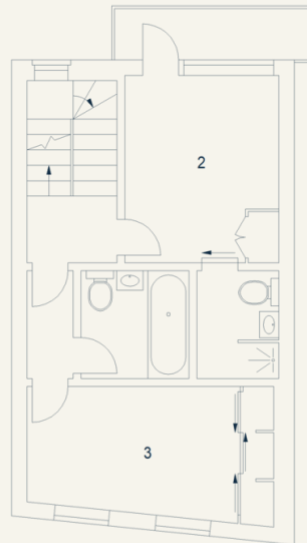
1 Kitchen / Reception Room  
7.18 x 4.48M  
23'7" x 14'8"

2 Bedroom  
3.67 x 2.98M  
12' x 9'9"

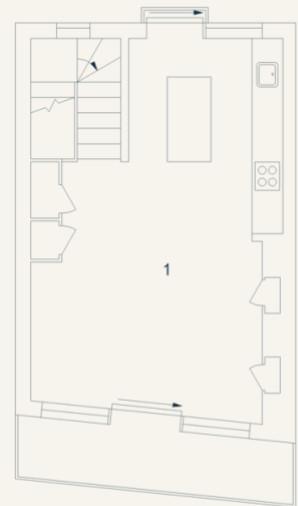
3 Bedroom  
4.82 x 2.77M  
15'10" x 9'1"



Second Floor



Third Floor



Fourth Floor

Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4594  
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