

For Rent



People Make Places



Mercer Street, Seven Dials WC2

2 bedrooms | 738 sq ft

£850 pw

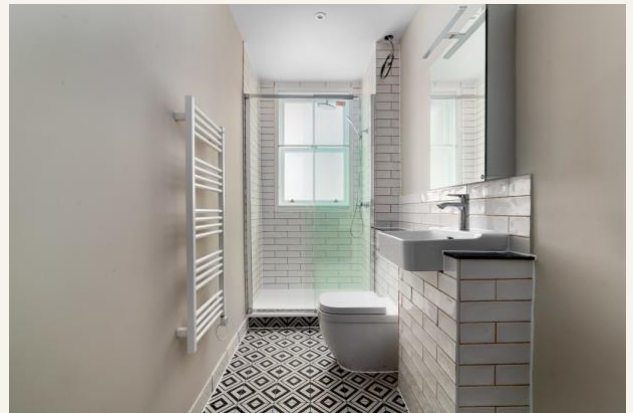




Positioned in a charming period mansion block in Seven Dials, this two double bedroom apartment features a private balcony accessible from the spacious kitchen. It has been refurbished in a contemporary style while retaining the original pretty fireplaces. Available November unfurnished.

What you need to know

- Two double bedrooms
- One bathroom
- Separate kitchen
- Private balcony
- 1st floor walk up
- Unfurnished
- Available November
- Professionally managed
- Close from Covent Garden tube
- Moments from St Martins Courtyard



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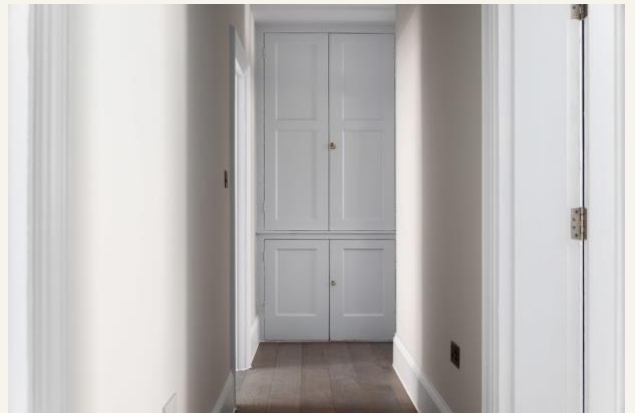
Overview

Located on the raised ground floor of this period mansion block, this apartment would ideally suit two sharers given that both double bedrooms are of equal size and are fitted with plentiful storage. The spacious kitchen leads onto a private balcony and has been fitted with smart grey units to complement the exposed brickwork of the original fireplace. A contemporary finish in the shower room includes white brick wall tiles matched with monochrome floor tiles.

Mercer Street is located a short walk from Covent Garden (Piccadilly Line) and Tottenham Court Road (Central, Northern and Queen Elizabeth Lines) Underground Stations for easy access across and beyond the Capital. The much-revved Seven Dials Food Market, a foodie's paradise and ideal for those who love to dine on food from around the world, is also within close vicinity of the apartment.

The apartment is available in November on an unfurnished basis. Subject to contract and satisfactory references, the landlord offers a three-year lease with a mutual rolling six-month break clause. Westminster Council tax band: E.





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People Make Places

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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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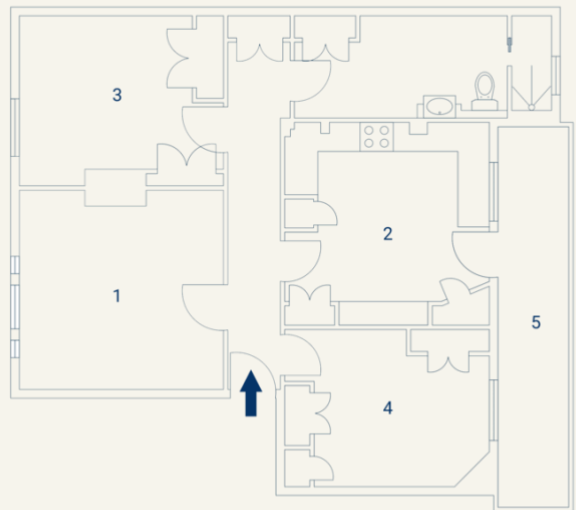
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Mercer Street, WC2H

Approximate Gross Internal Area 68 sq m / 731 sq ft
Excluding External Balcony of 7 sq m / 75 sq ft

Raised Ground Floor

1 Living 3.74 x 3.77M 12'2" x 12'3"	2 Kitchen / Dining 3.69 x 3.72M 12'1" x 12'2"	3 Bedroom 3.74 x 3.00M 12'2" x 9'8"	4 Bedroom 3.69 x 2.87M 12'1" x 9'4"	5 Balcony 1.10 x 6.76M 3'6" x 22'1"
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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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