

For Rent



People Make Places



William IV Street, Covent Garden WC2

Studio | 328 sq ft

£475 pw





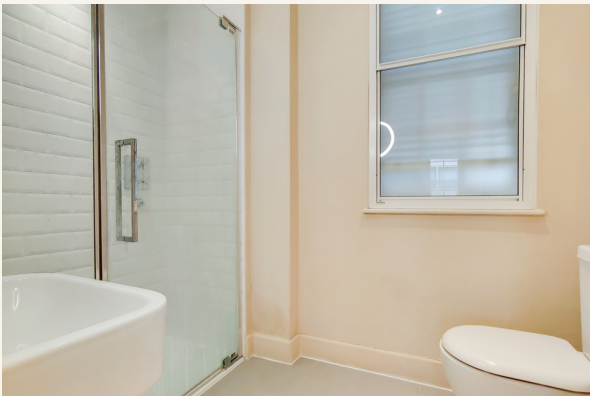
A great studio apartment situated on the first floor of a lovely period building only moments from Trafalgar Square and a short walk from the River Thames. The apartment includes an open plan studio room and modern shower room. Available April unfurnished.

What you need to know

- Studio
- Shower room
- Open plan
- First floor
- Wood floors throughout
- Unfurnished
- Modern kitchen
- Built in storage
- Available April
- Close to Charing Cross & Leicester Square station



William IV Street, Covent Garden WC2



Overview

Neutrally decorated, this studio apartment is on the first floor of a popular building moments from the Strand making it an ideal home for anyone working on the Southbank, which is easily accessible on foot via Hungerford Bridge. The studio room has plentiful storage and a modern open-plan kitchen, while a stylish shower room is accessible from the hallway. Secondary glazing is fitted for tenant comfort.

William IV Street is perfectly positioned to several transport links. Leicester Square (Northern and Piccadilly lines), Embankment (Bakerloo, Northern, Circle and District lines) and Leicester Square (Northern and Piccadilly lines) Underground Stations are all within walking distance as well as overland services from Charing Cross Main Line Station for commutes out of London.

The apartment is available at the end of April 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 City Council tax band: G.



People Make Places

London is a 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**.

MISINTERPRETATION ACT [COPYRIGHT] DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) of this property whose agents they are, given notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Tavistock Bow Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989, Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentation Act 1991; These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Follow us:     @tavistockbow

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 67 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

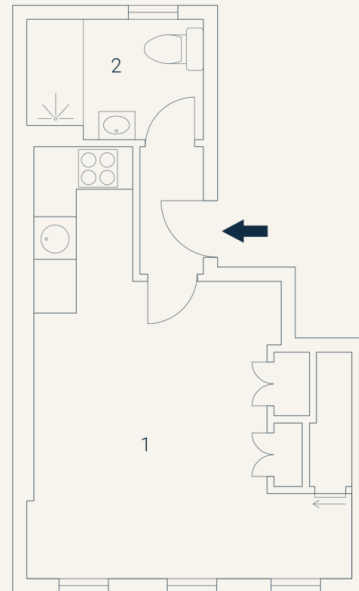
William IV Street, WC2

Approximate Gross Internal Area 27 sqm/ 291 sq ft

First Floor

1 Living/
Dining/
Kitchen
6.11 x 4.59M
20'1" x 15'1"

2 Bathroom
2.45 x 1.74M
8'0" x 5'9"



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

tavistockbow

21 New Row, Covent Garden,
London, WC2N 4LE

t: 020 7477 2177
e: hello@tavistockbow.com
w: tavistockbow.com



William IV Street, Covent Garden WC2