

People Make Places



Earlham Street, Seven Dials WC2

2 bedrooms | 829 sq ft

£1,020 pw





Featuring an exceptionally large roof terrace with panoramic London views, this duplex two bedroom apartment is on the second and third floors of a period building in Seven Dials. A large open-plan kitchen is on the upper floor, with both double bedrooms on the lower. Available immediately unfurnished.

What you need to know

- Two bedrooms
- One bathroom
- Second and third floors
- Private roof terrace
- Unfurnished
- Wooden floors
- Fitted wardrobes
- Camden Council Tax
- Close to Covent Garden tube
- Available immediately



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Overview

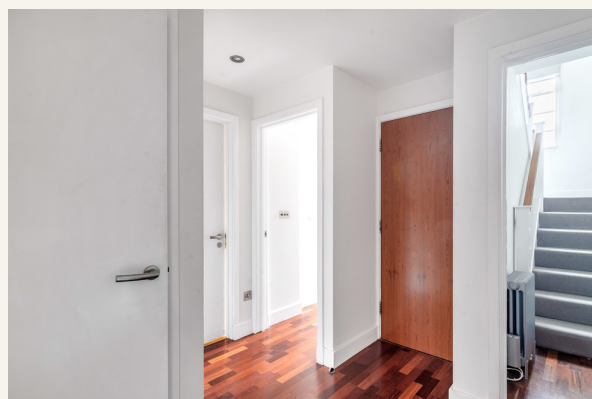
A duplex two bedroom apartment in the heart of Seven Dials boasting an impressive roof terrace with views across London. Split over the second and third floors, walk-up, the apartment has a neutral decor with wooden floors and white walls. The two double bedrooms are located on the lower floor, both with fitted wardrobes and a bathroom is on the same floor. The upper floor has a spacious reception room with an open-plan kitchen neatly positioned at one end with stairs leading up to a private rooftop terrace.

Earlham Street is located amongst several transport routes all within walking distance. Bus routes can be accessed on nearby Shaftesbury Avenue and Charing Cross Road, while underground services can be reached at nearby Covent Garden (Piccadilly Line), Tottenham Court Road (Central, Northern and Elizabeth Lines) and Leicester Square (Northern and Piccadilly Lines) Underground Stations.

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



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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**.

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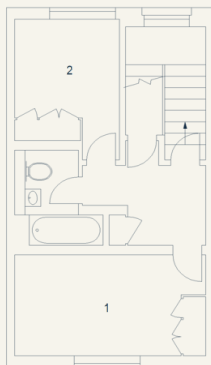
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

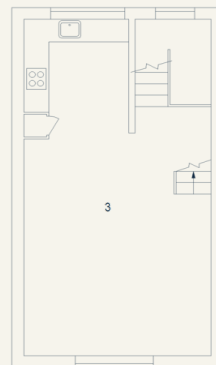
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Approximate Gross Internal Area 77 sq m / 829 sq ft

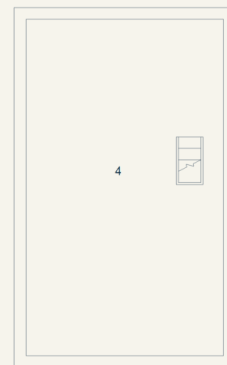
1 Bedroom 4.64 x 2.65M 15'3" x 8'8"	3 Kitchen / Reception Room 8.86 x 4.52M 29'1" x 14'10"
2 Bedroom 3.68 x 2.53M 12'1" x 8'4"	4 Roof Terrace 8.81 x 4.79M 28'11" x 15'9"



Second Floor



Third Floor



Fourth Floor

Floor Plan produced for Tavistock Bow by Merys Floorplans © Tel 020 3367 4394
Illustration for identification purposes only, not to scale.

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