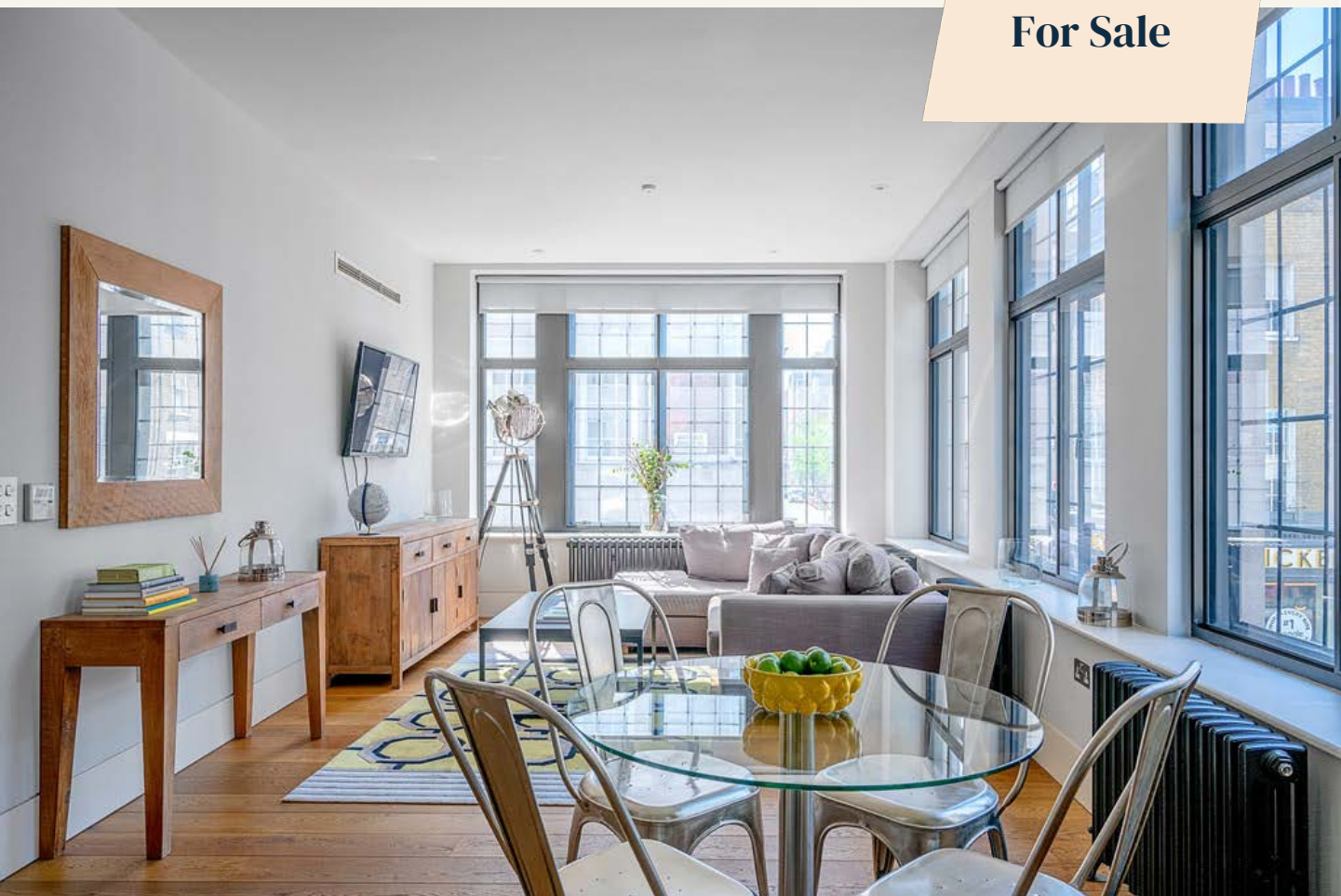


*tavistockbow*

**For Sale**



**People Make Places**



**Wardour Street, Soho W1**

2 bedrooms | 904 sq ft

**£1,650,000**

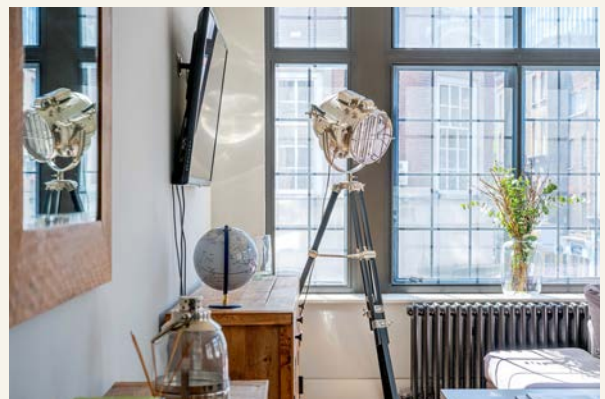




A beautifully presented two bedroom lateral apartment in excess of 900sqft situated in a corner position within Paramount House, an historically important and sought after portered residential building within the Soho Conservation Area.

#### What you need to know

- Two Double Bedrooms
- Two Bathrooms
- First Floor
- Open Plan Corner Aspect Living Space
- Approx. 904 Sqft.
- Daytime Concierge
- High Spec incl. Comfort Cooling
- Share of Freehold
- Service Charge: £14,482.92 per annum
- Ground Rent: £0



**Wardour Street, Soho W1**



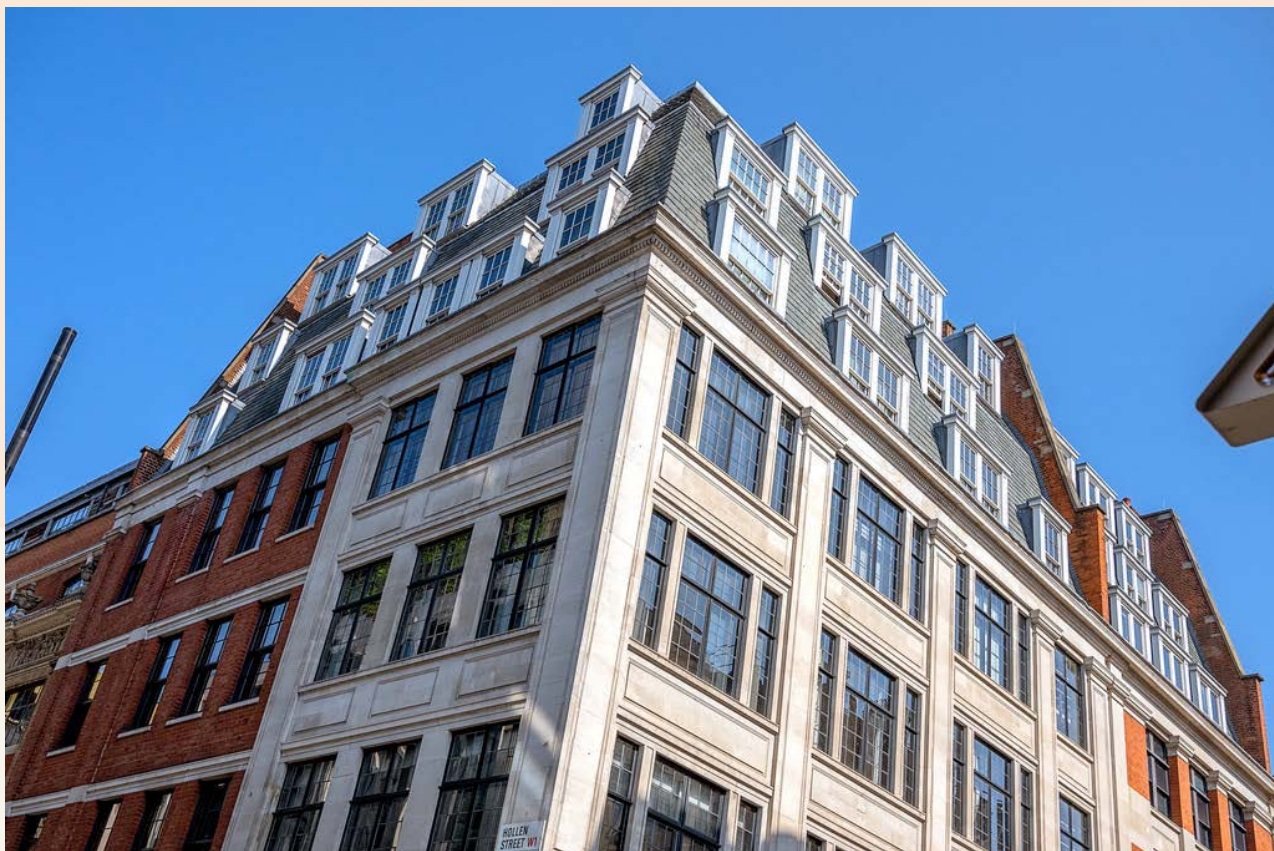
## Overview

Paramount House is a fine example of Art Deco Architecture located on the corner of Wardour Street and Hollen Street in the bustling heart of Soho's creative scene. Wardour Street has long been synonymous with the movie industry, with this historically significant building originally constructed in the 1930's as the London headquarters of Paramount Pictures.

Situated within the Soho Conservation Area, this handsome seven-storey building was sympathetically restored and converted to 15 high specification residential apartments in 2013 by award winning developers Amazon Property.

With a dual aspect overlooking both Wardour Street and Hollen Street and benefitting from generous ceiling heights throughout and a well-proportioned lateral layout, this lovely apartment faces South West and benefits from fantastic natural light flowing through the beautiful original Crittal windows on two sides.



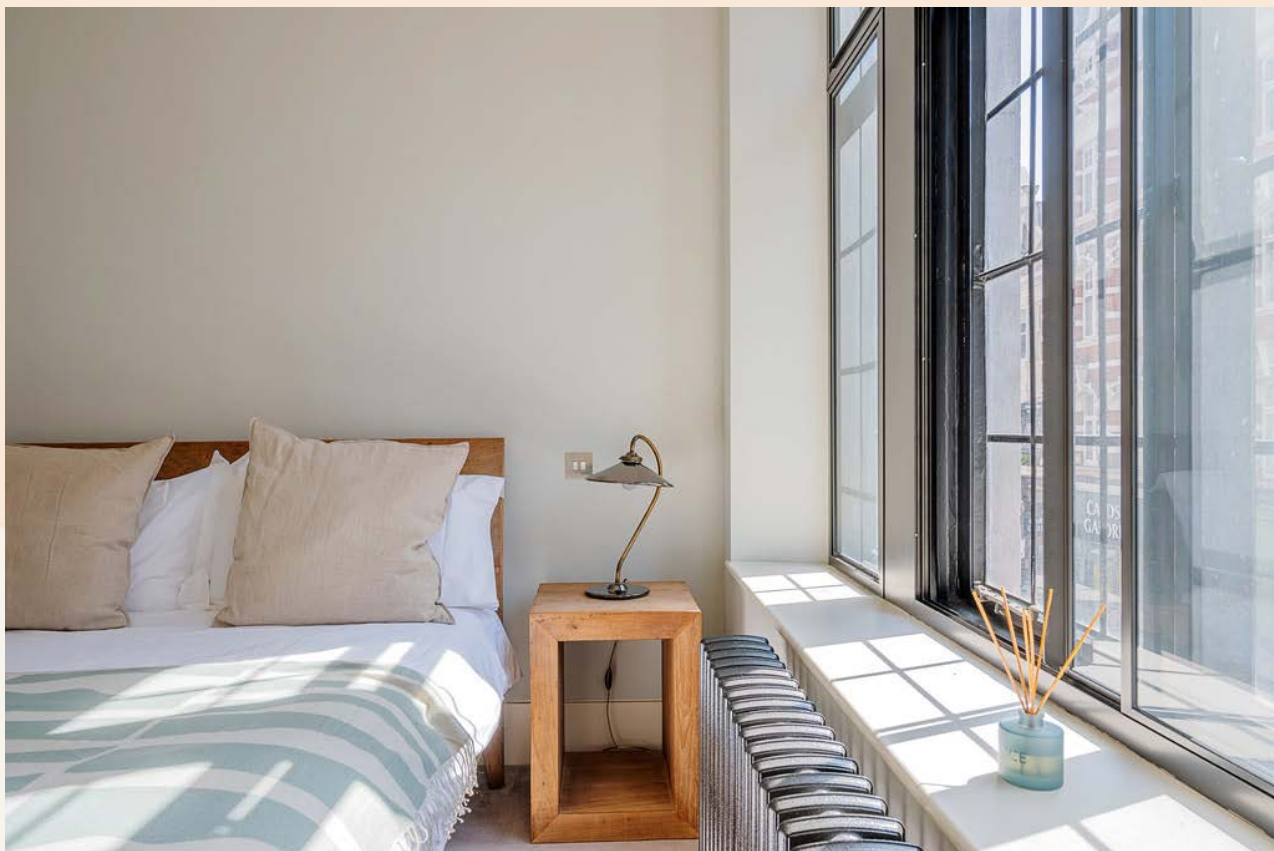


The well-proportioned open-plan primary living space has windows on two sides with views out over the bustling Soho streets below, featuring a contemporary and well-appointed kitchen to the rear, oiled solid timber floors and characterful cast-iron radiators. Both bedrooms are of equal size and feature their own en-suite bath or shower room, with a further guest cloakroom and utility/laundry cupboard accessed from the generous reception hallway.

The building is served by a daytime concierge Monday to Friday, as well as a passenger lift to all floors and the high specification includes triple glazing and comfort cooling throughout the apartment.

Soho is surely the epitome of London life, the beating heart of the West End, a vibrant enclave where history, creativity and a sense of rebellion collide to create a truly original and unrivalled neighbourhood. Globally recognised for its bohemian spirit, Soho has been a haunt for artists, writers, poets and musicians for centuries. Modern Soho is a paradise for creatives, culture vultures, foodies and night owls.





Walk the streets and you can sense the creative energy. Much of the UK film industry is based along Wardour Street, Old Compton Street has been the focal point for London's LGBTQ+ community since the 1970's and Berwick Street boasts a fabulous street food market, not to mention numerous independent record stores, vintage shops and fashion boutiques.

Scratch the surface and you'll discover a genuine neighbourhood, wholly inclusive with lifelong residents who support each other and actively resist the gentrification and homogenisation that has been forced upon many other London districts. It really is one of the few remaining central neighbourhoods with a genuine sense of community.

But everybody knows, Soho really comes alive after dark. From legendary late night jazz clubs like Ronnie Scott's, to iconic LGBTQ+ bars & clubs like the Admiral Duncan, G-A-Y and Village Soho, there is always a gig, club night, comedy show or theatre performance going on. Soho literally has something for everyone and is indeed a place for anyone.



# 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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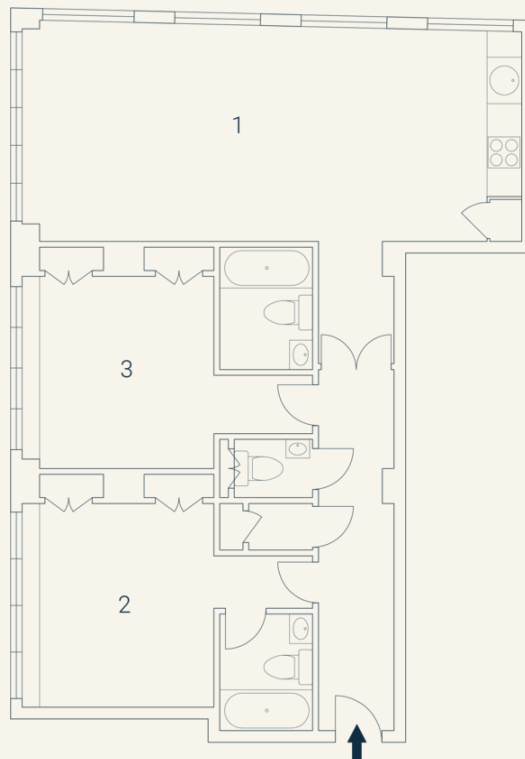
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Paramount House, W1

Approximate Gross Internal Area 84 sqm/ 904 sq ft

### First Floor

1 Living/ Dining/ Kitchen 8.64 x 3.81M 28'4" x 12'6"	2 Bedroom 4.78 x 3.97M 15'8" x 13'	3 Bedroom 4.78 x 3.83M 15'8" x 12'7"	4 Bedroom 4.30 x 3.61M 14'1" x 11'10"
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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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**Wardour Street, Soho W1**