

**For Rent**



## People Make Places



**Wardour Street, Chinatown W1**

Studio | 291 sq ft

£460 pw





A perfectly formed studio with a modern interior in the heart of Chinatown. The space is open plan with a smart white kitchen, wooden floors, comfort cooling and a separate stylish shower room with brick-style wall tiles and mosaic floor tiles. Available mid February on an unfurnished basis.

#### What you need to know

- Studio apartment
- One modern shower room
- Modern interior
- Comfort cooling
- Secondary glazing
- Unfurnished
- 2nd floor, walk-up
- Wooden flooring
- Available mid February
- Close to Leicester Square underground



**Wardour Street, Chinatown W1**





## Overview

Located in the heart of Chinatown, this studio apartment comprises of an open plan living space with a smart white fully fitted kitchen with integrated door handles. Modern throughout with light beech wooden floors, there is also a separate stylish shower room with metro brick wall tiles and mosaic floor tiles. Secondary glazing and comfort cooling are fitted for tenant comfort.

Wardour Street's location in the West End allows quick access to Soho, Carnaby, Covent Garden, Fitzrovia, and Mayfair on foot. Piccadilly Circus (Bakerloo and Piccadilly lines) is the closest station, while Tottenham Court Road (Elizabeth, Northern and Central lines) and Leicester Square (Northern and Piccadilly Lines) are all within close vicinity, providing endless commuting options across London.

The apartment is available mid-February 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: C.



# People Make Places

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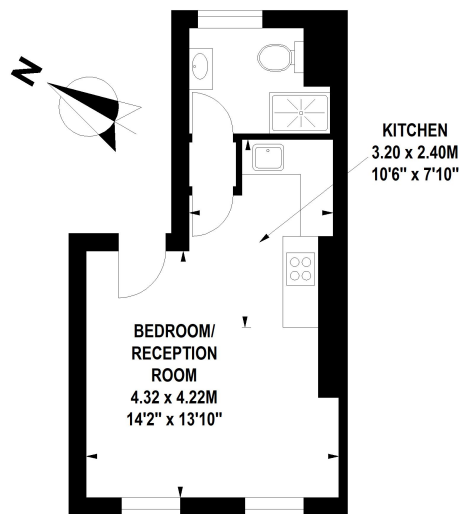
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Wardour Street, W1D

Approximate gross internal area

27 sq m / 291 sq ft



### Second Floor

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

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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