

**For Rent**



## People Make Places



**Shorts Gardens, Seven Dials WC2**

Studio | 431 sq ft

£585 pw





A well-appointed studio with a separate sleeping area in the heart of Seven Dials in Covent Garden. Finished in a contemporary style, there is a modern open-plan living space with a wall separating the sleeping space, plus a stylish shower room. Available unfurnished immediately.

#### What you need to know

- Studio apartment
- Shower room
- First floor, walk-up
- Separate sleeping area
- Built in storage
- Unfurnished
- Fantastic location in Seven Dials
- Bright and spacious
- Short walk to Covent Garden Station
- Available immediately





### Overview

A stylish studio tucked away in a private gated development with a communal gardens and moments from the tranquility of Neal's Yard and the delectable Seven Dials Market food hall. This studio apartment benefits from a separate sleeping area giving it a feel of a one bedroom apartment, and is finished to a meticulous standard with a modern grey kitchen, contemporary shower room complete with brick-style tiles and black taps. Wooden floors feature throughout and there is ample fitted storage.

Shorts Gardens is in the heart of Seven Dials, a network of streets lined with independent and global boutiques, restaurants and the much loved Seven Dials Food Market, which is a magnet for foodies. Underground services can be reached via Covent Garden (Piccadilly Line) and Tottenham Court Road (Central, Northern and Elizabeth Lines) for travel within London including the City and as far as Heathrow. Soho, Bloomsbury, Fitzrovia and Mayfair are easily reached on foot.

The apartment is available immediately 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. Camden Council tax band: D.

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# People Make Places

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We're about building relationships, because **people make places**.

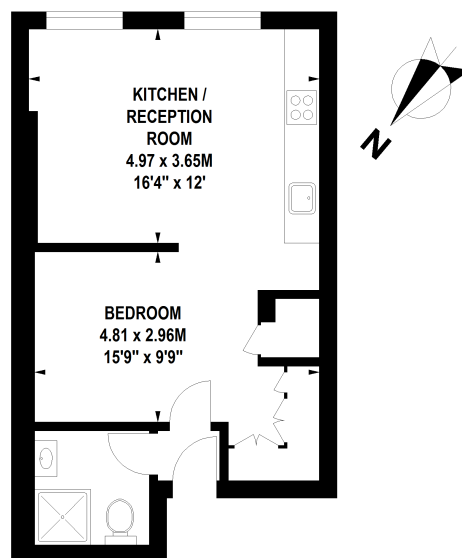
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Seven Dials Court, WC2

Approximate Gross Internal Area 40 sq m / 431 sq ft



### First 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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