



The Phoenix

8 Bird Street, W1U

Asking Price £625,000

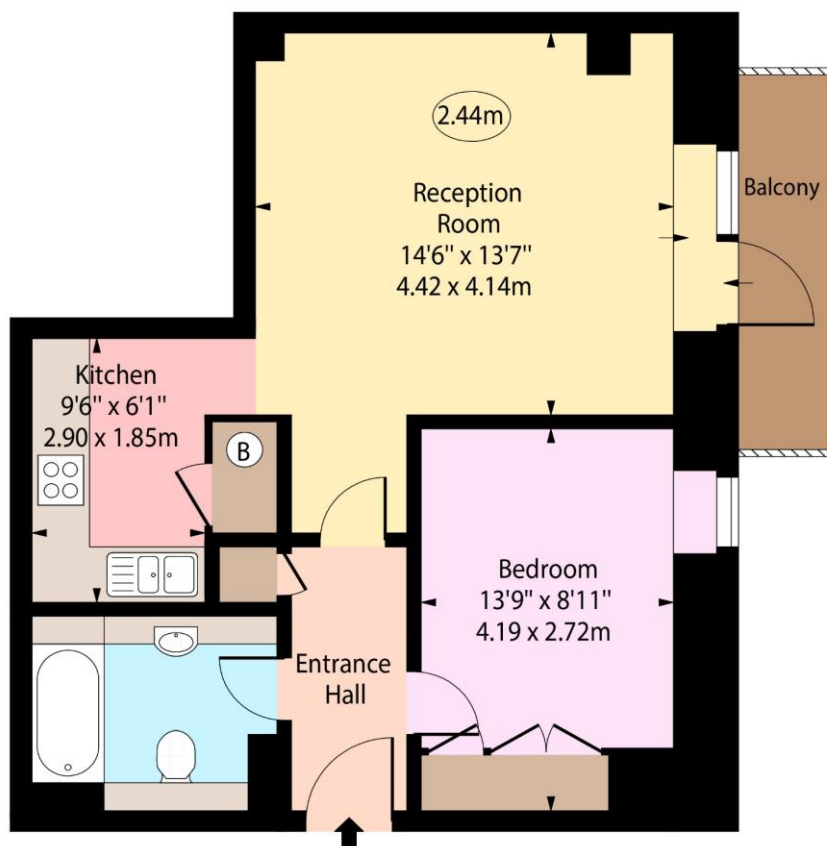
This charming one-bedroom apartment, situated on the first floor and spanning 542 sq.ft. offers a well-balanced layout with a separate kitchen and a spacious reception room that opens onto a private balcony.

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The Phoenix, Bird Street, W1U



○ - Ceiling Height



First Floor

Approx Gross Internal Area 542 Sq Ft - 50.35 Sq M

For Illustration Purposes Only - Not To Scale

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Ref. No. 025612E

Tenure: Leasehold 971 years 3 months (14/04/2996)

Service Charge: £4743.72 p.a.

Ground Rent: £350 p.a.

Local Authority: Westminster

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(32+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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