



D'Arblay Street, London **W1F**

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This one bedroom apartment has been newly refurbished, providing contemporary living in a characterful, Soho loft-style apartment.

There are generous ceiling heights throughout, enhancing the sense of volume and space. The well-proportioned open-plan living area is filled with light from two newly installed, electrically operated Velux skylights, as well as large south-facing windows. The exposed beams complement the lofty interiors and modern fitted kitchen, with warm tones making this the perfect space to relax and entertain.



Guide price: £850,000

Tenure: Leasehold: approximately 89 years remaining

Service charge: £1,400 per annum, reviewed every year, next review due 2025

Ground rent: £400 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: E



The generous principal bedroom benefits from additional Velux skylight as well as great natural light from windows to the rear, adorned with plantation shutters. The bedroom benefits from built-in wardrobes and a beautiful en-suite shower room with contemporary fixtures and finishes. The flat benefits from an additional mezzanine storage space which can double up as sleeping area, accessed via a modern-fitted step ladder.

D'Arblay Street is situated centrally in Soho just off Wardour street, to the south of Oxford Street. The property is surrounded by world-class restaurants, bars and nightlife in the immediate vicinity and benefits from fantastic neighbouring areas such as Mayfair, Fitzrovia and Covent Garden.

Oxford Circus and Tottenham Court Road stations are both located approximately 0.3 miles from the property with access to the Central, Bakerloo and Northern lines as well as access to the Elizabeth line.



D'Arblay Street, W1F

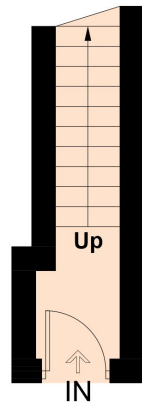
Approximate Floor Area = 45.0 sq m / 484 sq ft

Storage = 4.9 sq m / 52 sq ft

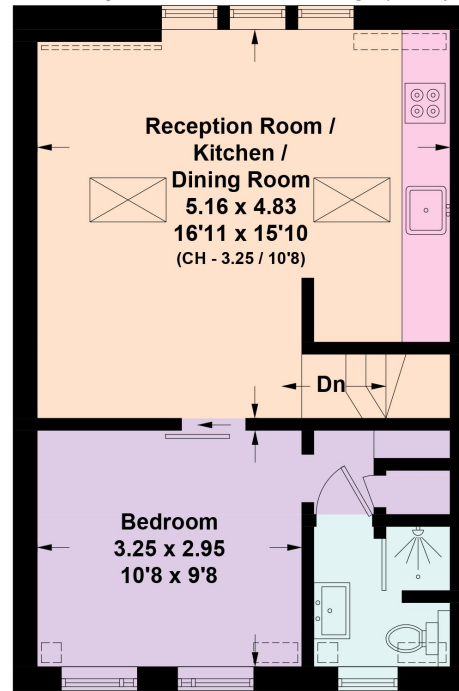
Total = 49.9 sq m / 536 sq ft

Including Limited Use Area / Storage (6.4 sq m / 69 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

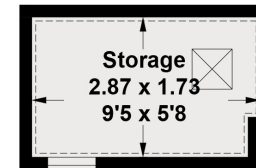


Third Floor



Fourth Floor

[] = Reduced head height below 1.5m



Storage
(Not Shown In Actual
Location / Orientation)

Knight Frank

Mayfair

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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