



## People Make Places



**Berwick Street, Soho W1**

2 bedrooms | 797 sq ft

£775 pw





Perfect for two sharers, this two bedroom apartment is split over the third and fourth floors of a period building in Soho. A large living space is on the upper floor, leading out to a private balcony area offering rooftop views across the West End. Available unfurnished January.

#### What you need to know

- Two bedrooms
- One bathroom
- Duplex apartment
- Third and fourth floors, walk-up
- Spacious reception
- Unfurnished
- Double glazed sash windows
- Private outside space
- Available January
- Close to Tottenham Court Road tube station



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### Overview

This duplex apartment is well-proportioned with two double bedrooms of equal size, making this an ideal property for two sharers. Positioned on the third and fourth floors of a period building, walk-up, the living space is on the lower floor with a separate kitchen that is semi-open plan to the reception. Both bedrooms are on the upper floor, with one bedroom providing access to the private balcony. Secondary glazing is fitted for tenant comfort.

Berwick Street is steeped in history, having been a hub of the music scene over the decades, in addition to attracting numerous haberdasheries. Today, it is known for the Berwick Street Food Market, which serves food from around the world. Much of Central London is accessible on foot, including Covent Garden, Mayfair, St James's and Fitzrovia, while transport links can be accessed by Oxford Circus (Bakerloo, Central and Victoria Lines) and Tottenham Court Road (Central, Northern and Elizabeth Lines) Underground Stations, both a short walk away.

The apartment is available in January 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 Council tax band: F.



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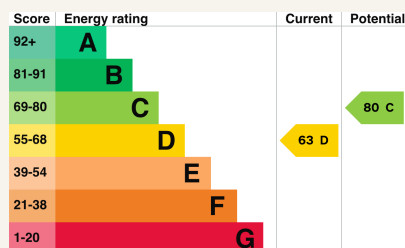
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And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

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

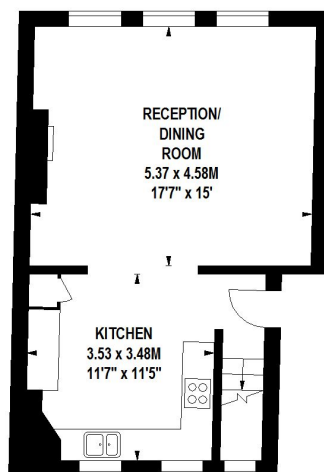
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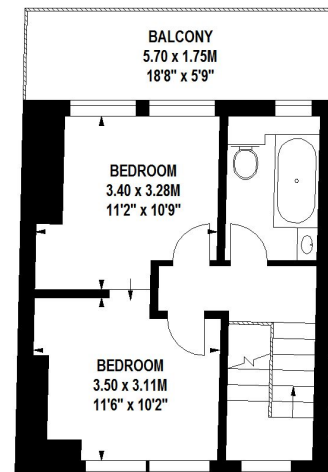


## Berwick Street, W1

Approximate Gross Internal Area 74 sq m / 797 sq ft



Third Floor



Fourth 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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