



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* One Bedroom Apartment \*\***

**\*\* Ample Natural Light \*\***

**\*\* Located in the Vibrant Heart of Soho \*\***

**\*\* EPC: E / Council Tax Band: D \*\***

**\*\* Modern Period Conversion \*\***

**\*\* Lift Access \*\***

**\*\* Walking Distance to Piccadilly Circus Underground \*\***



**Rupert Street, Soho, W1D**

**£500,000**

This modern period conversion is located in the vibrant heart of Soho, within a stones throw of an entertaining mix of bars, restaurants, theatres, boutique shops and night life.

The well positioned apartment boasts an abundance of natural light and comprises of an open plan dual aspect living room and modern kitchen, bedroom with vaulted mezzanine area and shower room. The attractive building benefits from well-maintained communal areas. Located within walking distance of Piccadilly Circus and Underground Station with the department stores of Regent Street and Oxford Street close by.

### Accommodation Comprises:

#### Entrance Hall

Cupboard housing hot water tank.

#### Open Plan Living Room

Three sash windows to side and rear aspect, wall mounted heater, engineered wood flooring.

#### Kitchen Area:

A range of eye and base level units with composite worktops incorporating an integrated oven, fridge, washer dryer, dishwasher and microwave.

#### Bedroom

Sash window to side aspect, fitted wardrobes, carpeted flooring. Upper level mezzanine area.

#### Shower Room

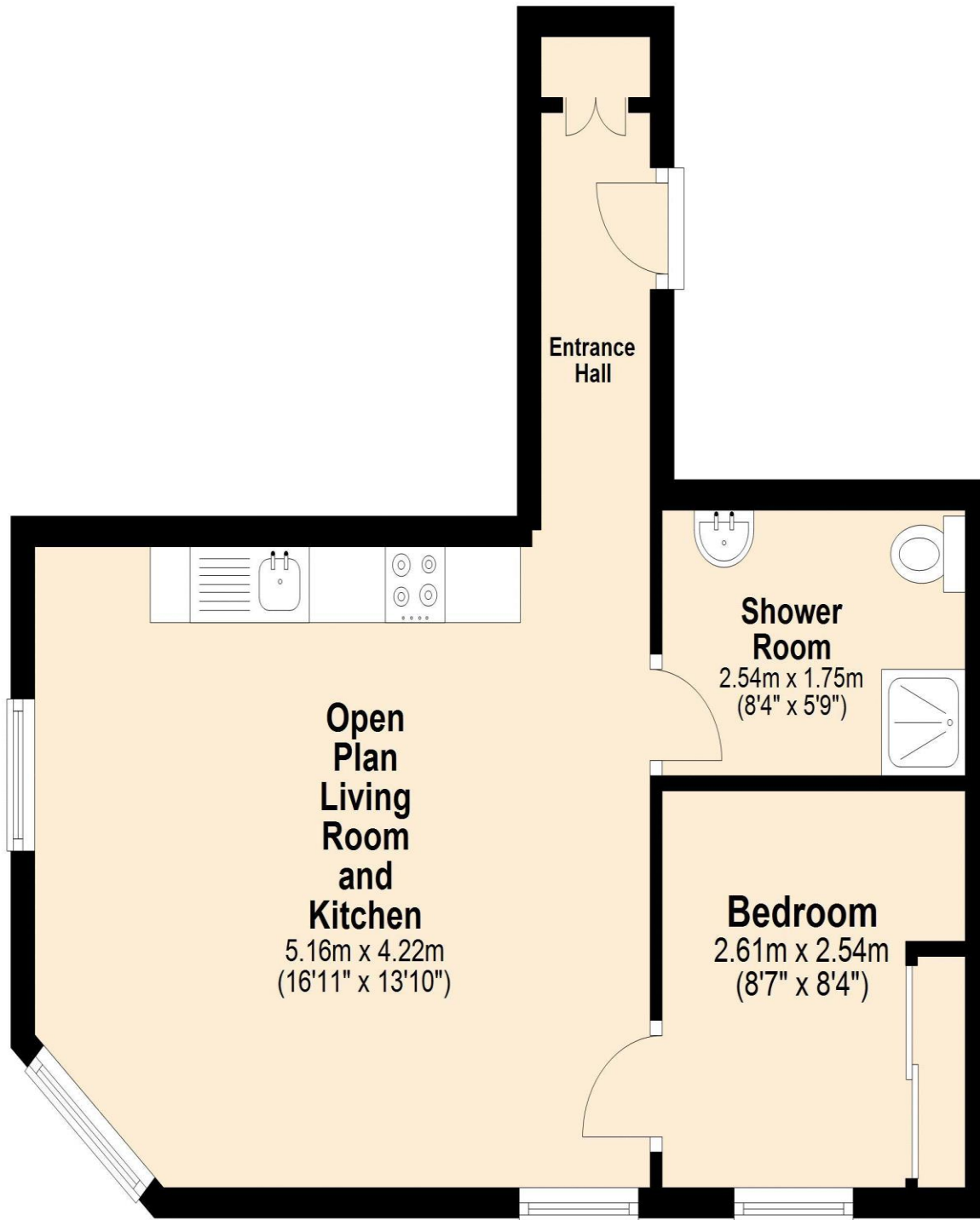
Three piece suite comprising a shower cubicle, low level wc and pedestal hand wash basin. Tiled floor and splashbacks.

#### Lease Details

Service Charge -	£1,985 per annum
Ground Rent -	£500 per annum
Lease Remaining -	240 Years

# First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 36.0 sq. metres (387.0 sq. feet)



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