



Lexington Street, W1F - £695,000

**HARRIS
LE BEAU**

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A first-floor, one bedroom Soho apartment featuring high ceilings and forming part of a charming period building. This beautifully designed home offers a spacious open-plan reception room with impressive high ceilings and large sash windows that flood the space with natural light. The contemporary kitchen is fully fitted with sleek integrated appliances and elegant cabinetry, creating the perfect setting for both relaxing and entertaining.

- Double Bedroom
- Approx 511 sq.ft
- Ensuite Bathroom
- Leasehold
- High Ceiling
- Good Transport Links
- Open Floor Plan
- EPC - D

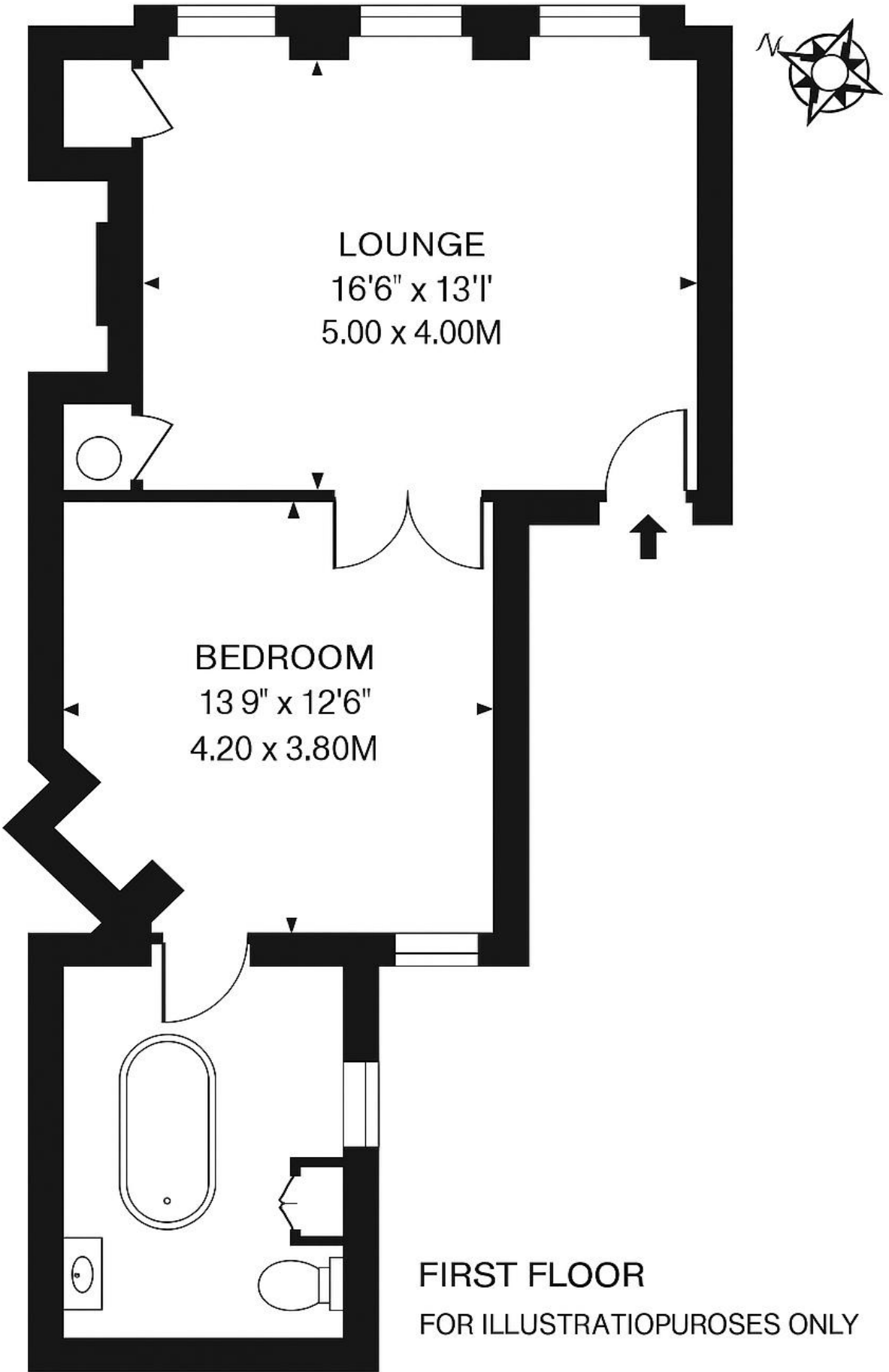
Harris Le Beau | 22 Gilbert Street, Mayfair, London, W1K 5HD | enquiries@harrislebeau.com | 020 7173 8309 | www.harrislebeau.com



Important Notice: The seller's solicitors will confirm included items (e.g., carpets, curtains, light fittings). These particulars do not form part of an offer or contract. HLB Group LTD (trading as Harris Le Beau) and any joint agents make no warranties regarding property details. Buyers should verify all information independently. Photos, videos, and virtual tours reflect the property at the time of capture. Measurements are approximate. References to alterations or use do not confirm planning permissions or consents. Buyers must verify all approvals. HLB Group LTD | Reg. No. 14499541 | 22 Gilbert Street, Mayfair, London, W1K 5HD

LEXINGTON STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 511 FT - 47.45 SM



THIS FLOOR PLAN, SOUGHT TO BE USED AS A SEVERAL OUTLINE FOR CUIRATORIE (V.J.) AND DAPES DOIT CAIS FINTUTHER WHOLLS DIRMWDING (CDIM ITR. IN WHHOLLOD OS PRIOT OF CONTRACT