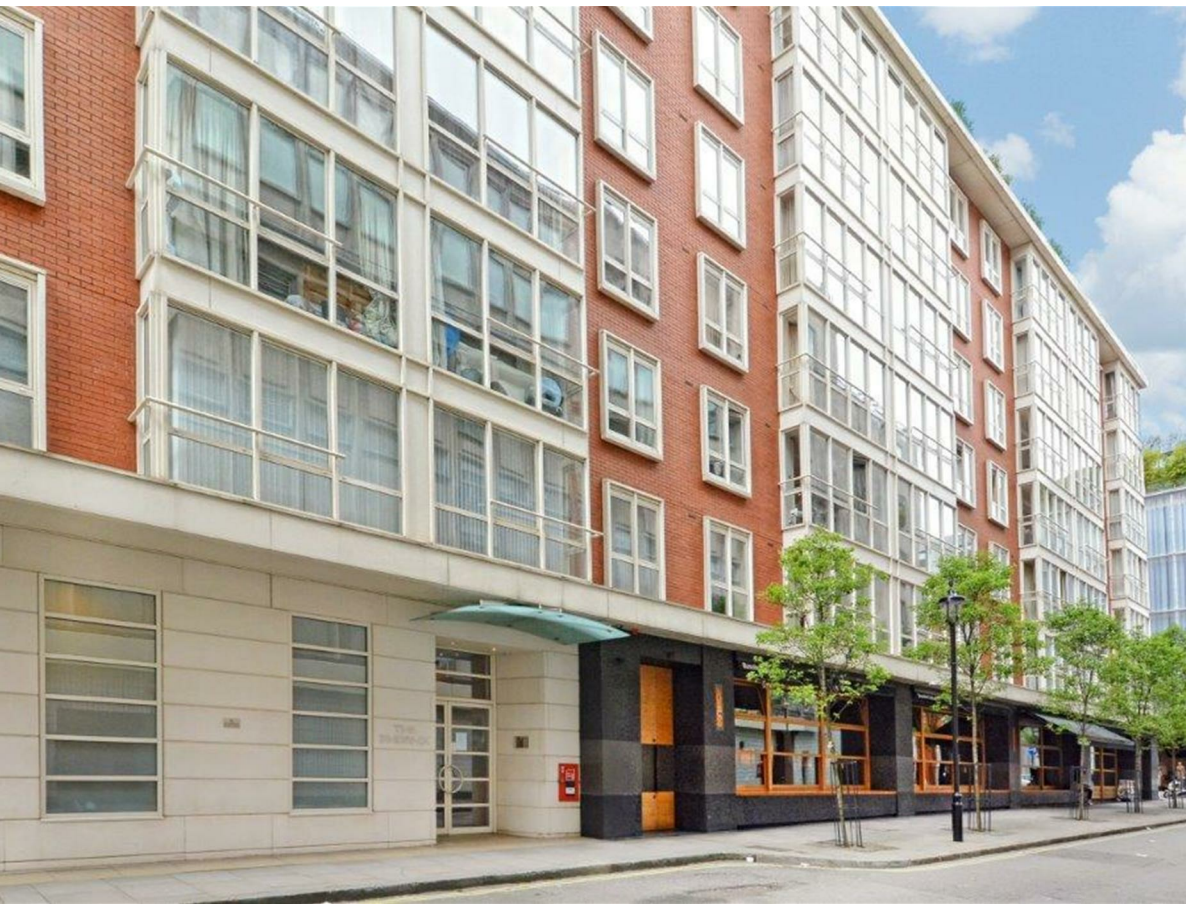


Flat 7, THE PHOENIX Bird Street, London, W1U 1BU

£695,000

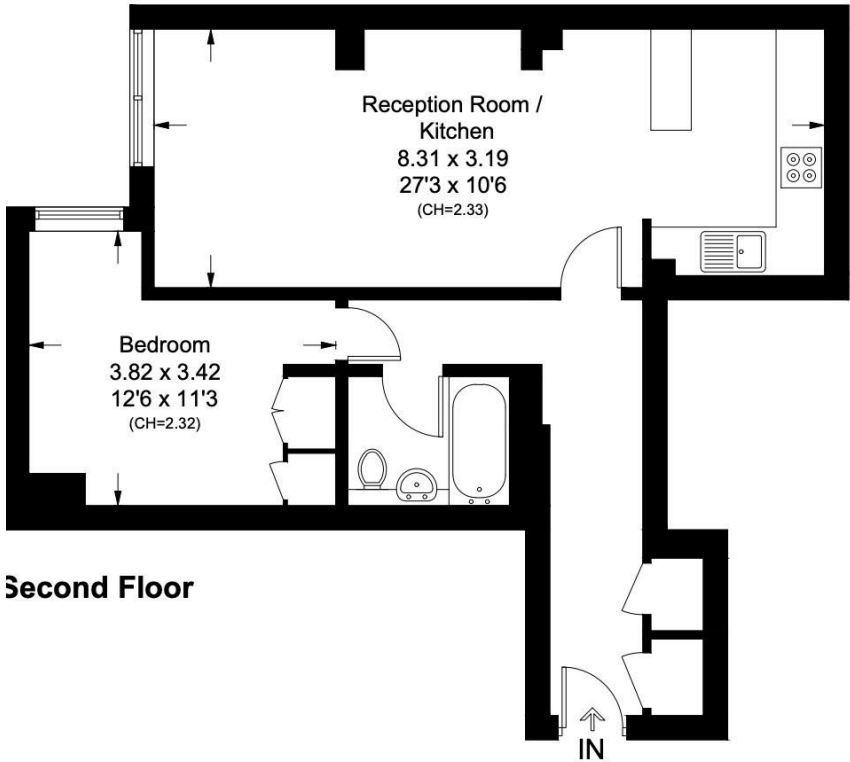
EPC Rating: C Council Tax Band: F



Nestled in the heart of London on Bird Street, this contemporary one-bedroom flat offers a perfect blend of style and convenience. Situated on the fourth floor of a sought-after development, residents benefit from both porter services and lift access, ensuring ease of living in the west end.

The flat features a stylish open-plan reception and kitchen area, ideal for both entertaining and everyday living. The sleek kitchen is equipped with modern appliances, providing a functional space for culinary enthusiasts. The reception area is designed to be inviting, with ample room for dining, making it a perfect setting for gatherings with friends or quiet evenings at home.

Bird Street, W1U
Approximate Area = 53 sq m / 570 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



Second Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	69	80
EU Directive 2002/91/EC		