

**For Rent**



**People Make Places**



**Slingsby Place, Seven Dials WC2**

1 bedroom | 506 sq ft

£650 pw





An exceptionally modern one bedroom apartment in a secure residence in Seven Dials with lift access. Featuring a winter garden creating a semi-outdoor terrace area, the apartment has been finished to a high specification throughout with plentiful storage options. Available mid-April unfurnished.

#### What you need to know

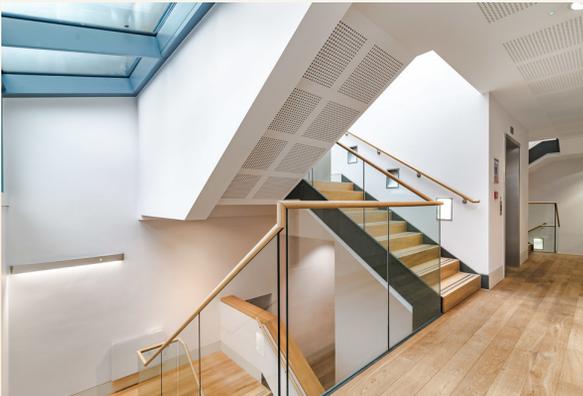
- One bedroom
- One bathroom
- Third floor with lift access
- Enclosed balcony
- 24-hour security
- Unfurnished
- G-Network internet available
- Open plan kitchen
- Available early April
- Close to Covent Garden & Leicester Square tube stations





### Overview

Positioned in a popular residential block in Seven Dials on the border of Covent Garden, this large one bedroom apartment is modern throughout, reflecting the aesthetics of the building. On the third floor, with lift access, the apartment features a winter garden that provides additional flexible living space. The kitchen is open plan to the reception room, though positioned at one end to create a natural divide between eating and living. A stylish bathroom has contrasting sandstone and grey tiling, and the bedroom has useful fitted wardrobes, while further storage options are accessible from the hallway. Double glazing is fitted for tenant comfort.



The Yards features a range of boutiques and eateries, including the Fair Shot Cafe, a social enterprise cafe that helps young adults with learning disabilities, and Lapet, one of London's few Burmese restaurants. Underground transport links are available at nearby Covent Garden (Piccadilly Line), Leicester Square (Northern and Piccadilly Lines) and Tottenham Court Road (Northern, Central and Elizabeth Lines) Stations, which are within a five-minute walk away. Soho, Mayfair, Holborn and St James's are all easily accessible on foot.

The apartment is available at the beginning of April 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: D.



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# People Make Places

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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**.

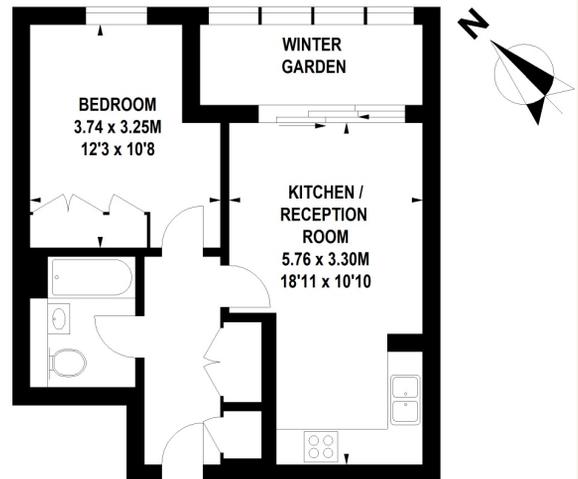
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Slingsby Place, WC2

Approximate Gross Internal Area 47 sq m / 506 sq ft  
(Including Winter Garden)



### Second 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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