

# HARRIS LE BEAU



**Wardour Street, London, W1F**

**Asking Price: £700,000**

# Wardour Street, London, W1F

A beautifully presented one-bedroom, first-floor apartment in the heart of Soho, benefiting from air conditioning throughout and an approximate 106-year lease. The property currently incorporates a temporary partition within the reception room which has created an additional room. The partition has been installed without the freeholder's consent and has not been approved for use as a permanent second bedroom. It will be removed prior to completion of the sale and the property is therefore offered and marketed strictly as a one-bedroom apartment.

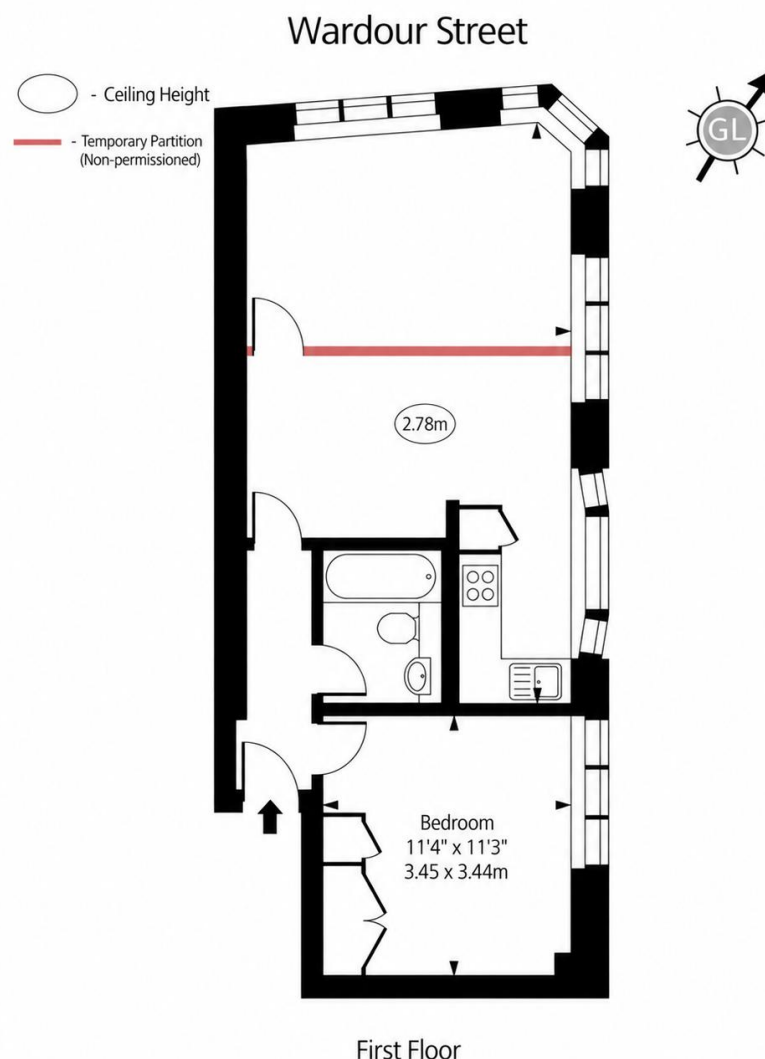
Located on the corner of the renowned Wardour Street and Peter Street, this impressive apartment combines period character with stylish contemporary living in one of London's most vibrant and sought-after neighbourhoods.

The property comprises a well-proportioned double bedroom with fitted wardrobes, a bright and welcoming living space and a contemporary fitted kitchen finished to a high standard and equipped with modern appliances.

The apartment also benefits from a beautifully appointed bathroom with quality fixtures and fittings and underfloor heating.

## Current Arrangement:

The property is presently arranged with a temporary partition within the reception room, as illustrated on the floorplan. The partition has been installed without the freeholder's consent and does not form part of the property being offered for sale as a two-bedroom apartment. The seller will remove the partition prior to completion.



Approx Gross Internal Area 525 Sq Ft - 48.77 Sq M

For Illustration Purposes Only - Not To Scale



