



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN BARNET



**Asking Price £675,000**

**TENURE : LEASEHOLD**

**Old Compton Street, Soho, London W1D 6HJ**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**1 BEDROOM - THIRD FLOOR  
FLAT**

**LOCATED IN THE HEART OF  
LONDON SOHO**

**OWN BALCONY**

**LARGE LOUNGE**

**REQUIRES FULL  
REFURBISHMENT**

**OFFERED CHAIN FREE**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Situated in the bustling area of Soho, London, this one-bedroom flat at 47 Old Compton Street offers a prime location for those seeking to immerse themselves in the city's vibrant lifestyle. The property, located on the third floor, comprises one bedroom, one bathroom, and a large reception room, providing ample space for comfortable living. The flat features a balcony, offering a rare outdoor space in the heart of the city.

The property requires full refurbishment, presenting an excellent opportunity for buyers to customize the space to their taste. Offered chain-free, this flat allows for a straightforward purchasing process. The large reception room is ideal for entertaining or relaxation, with potential to create an open-plan living area. The kitchen, though in need of modernization, offers a functional layout and workspaces.

The bedroom provides a peaceful retreat from the lively surroundings, with potential for built-in storage solutions. The bathroom, while requiring updates, is equipped with essential fixtures. The flat's balcony offers a unique space to enjoy the outdoors, with views over the surrounding area.

Located in the heart of Soho, residents will benefit from easy access to a wide range of amenities, including shops, restaurants, and entertainment venues. The area is well-served by public transport, with several Underground stations nearby, providing convenient links across London.

This property represents a unique opportunity to own a piece of Soho, with the potential to create a personalized living space in one of London's most dynamic neighbourhoods.

**ENTRANCE HALL:** 6' 05" x 6' 02" (1.96m x 1.88m)

2 Storage Cupboards - 10'.10" x 3'.03" 1'.10" x 1'09"

**BATHROOM:** 7' 10" x 5' 00" (2.39m x 1.52m)

Window-to-front aspect, low-level flush w/c, paneled bath, wall-mounted hand basin, radiator.

**BEDROOM:** 11' 05" x 10' 07" (3.48m x 3.23m)

Window to rear aspect, radiator

**LOUNGE:** 15' 08" x 12' 02" (4.78m x 3.71m)

Window to rear aspect, door to balcony, radiator

**BALCONY:** 11' 00" x 3' 05" (3.35m x 1.04m)

Balcony

**KITCHEN:** 9' 08" x 10' 03" (2.95m x 3.12m)

Window to rear aspect, plumbing for washing machine, stainless steel sink with drainer

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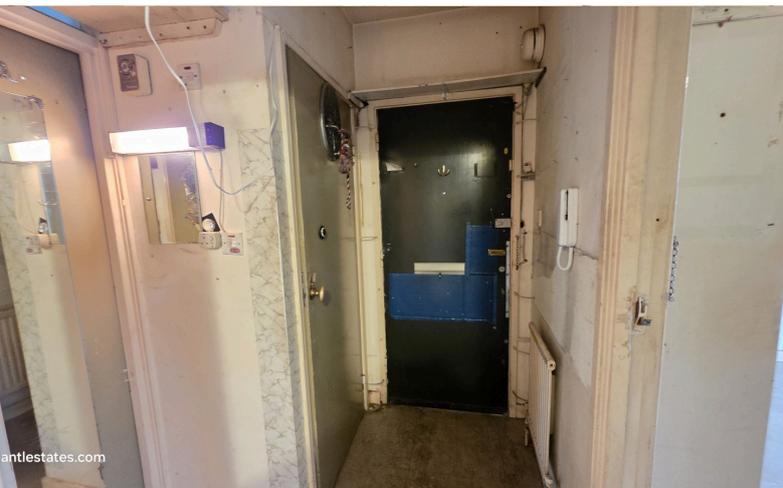
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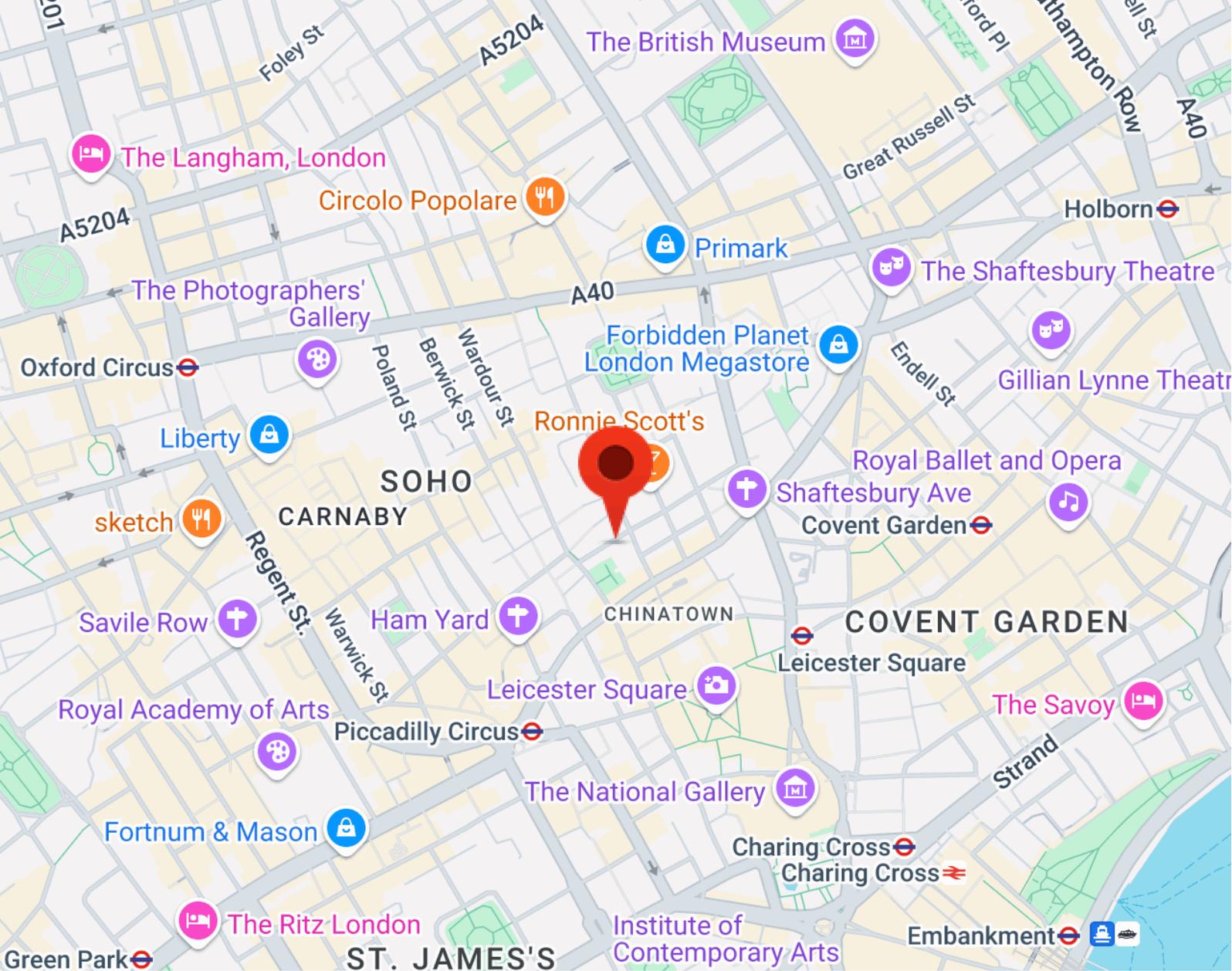
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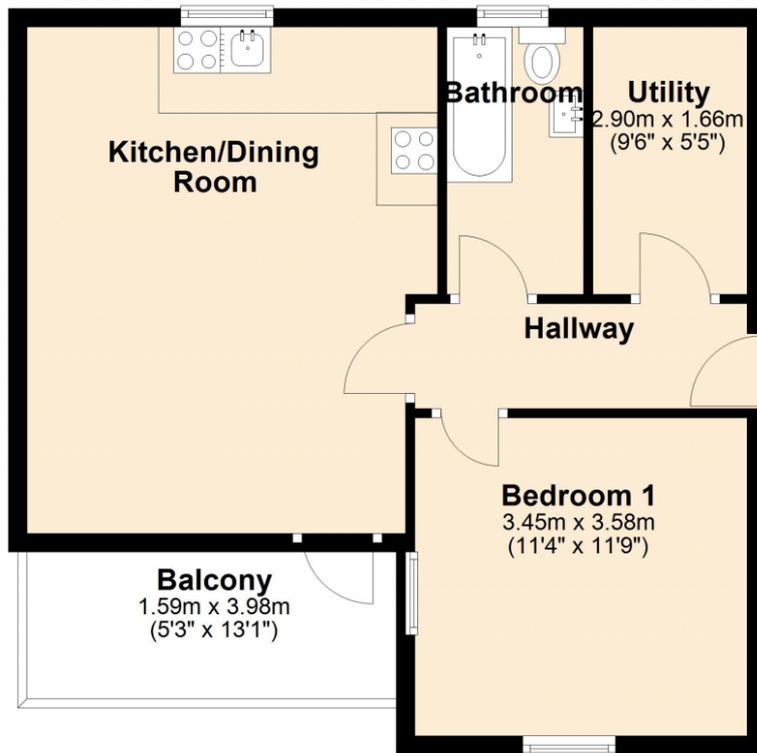




Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	77
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	25
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC

Address: Old Compton Street, London W1D 6HJ

Approx. 50.4 sq. metres (542.8 sq. feet)



Total area: approx. 50.4 sq. metres (542.8 sq. feet)