

*tavistockbow*

**For Rent**



**People Make Places**



**Lexington Street, Soho W1**

3 bedrooms | 1,066 sq ft

£1,100 pw



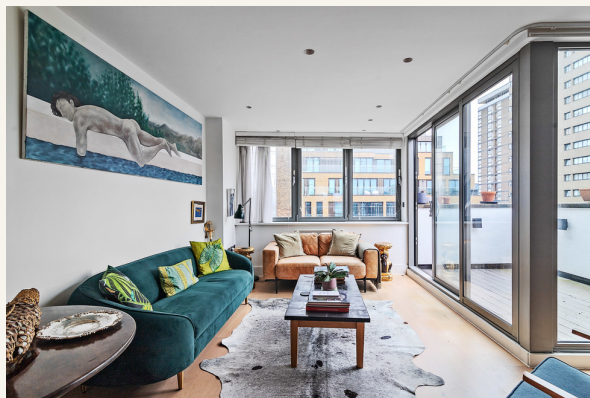




Three bedroom duplex apartment with two private terraces suitable for two sharers wanting a home office or one household due to HMO licensing laws. Positioned in Carnaby and with a contemporary feel throughout, the living space is on the upper floor. Available immediately unfurnished.

#### What you need to know

- Three bedrooms
- Two bathrooms
- Two private terraces
- Two sharers or one household only
- Guest bedroom/home office
- Unfurnished
- Secondary glazing
- Bedrooms to the rear
- Available immediately
- Close to Piccadilly Circus & Oxford Circus tube station







## Overview

Situated on the fourth and fifth floors, walk-up, this three bedroom apartment is suited to two sharers wanting a home office or guest room or one household due to HMO licensing laws. Featuring two private roof terraces, one accessible from the master bedroom and the other from the living space, the apartment has a bright feel. The bedrooms are located on the lower floor, the master with a stylish ensuite bathroom, while a further guest shower room is accessible from the hallway. On the upper floor is the open plan living space with a smart grey kitchen positioned at one end.

Lexington Street lies on the border of Soho and Carnaby, which plays host to international and independent brands across its retail and restaurant outlets. Green space can be found at nearby Golden Square while there are several transport links within a short walk away including underground services at Oxford Circus (Central, Bakerloo and Victoria Lines) and Tottenham Court Road (Central, Elizabeth and Northern Lines) Underground Stations. Bus routes operate from nearby Oxford and Regents Streets while many central London neighbourhoods are easily on foot.

The apartment is available immediately 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: G **Lexington Street, Soho W1**



# People Make Places

London is a collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

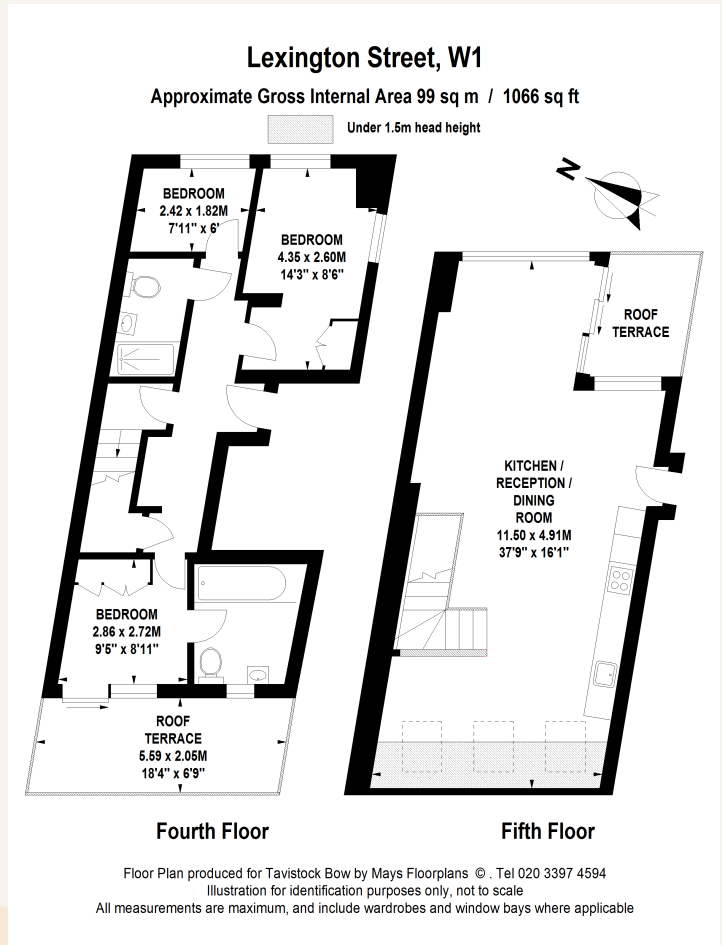
And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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