

To Let



People Make Places



Shaftesbury Avenue, Chinatown W1

2 Bedrooms | 829 sq ft

£920 Weekly





A fantastic two bedroom apartment situated on the 3rd floor (walk up). The reception room is open plan to the fully fitted kitchen with high ceilings. There are two good sized bedrooms both benefiting from en-suites and fitted storage. Available late July, unfurnished.

What you need to know

- Two bedrooms
- Two shower rooms
- 3rd floor (no lift)
- Vaulted ceilings
- Recently refurbished
- Unfurnished
- Feature fireplace
- Open plan reception room
- Available late July
- Close to Leicester Square and Piccadilly Circus tube stations



Shaftesbury Avenue, Chinatown W1





Overview

A third floor two bedroom and two bathroom apartment finished to a modern standard, with high ceilings and an abundance of space for entertaining. The reception room is open-plan to a fully fitted kitchen, creating a bright and sociable living area. Both bedrooms are well-proportioned doubles, each benefiting from en-suite bathrooms and fitted storage. The apartment further benefits from underfloor heating, modern kitchen appliances including a gas hob and washer/dryer, as well as secondary glazing throughout for added comfort. Wood flooring runs throughout, complementing the recent refurbishment and enhancing the contemporary finish.

Ideally located close to St Anne's Churchyard Gardens and popular local spots such as Pickle & Toast, the property is well positioned for enjoying the surrounding amenities and village atmosphere.

The apartment is available immediately on an unfurnished basis. Subject to contract and satisfactory references.



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People Make Places

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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**.

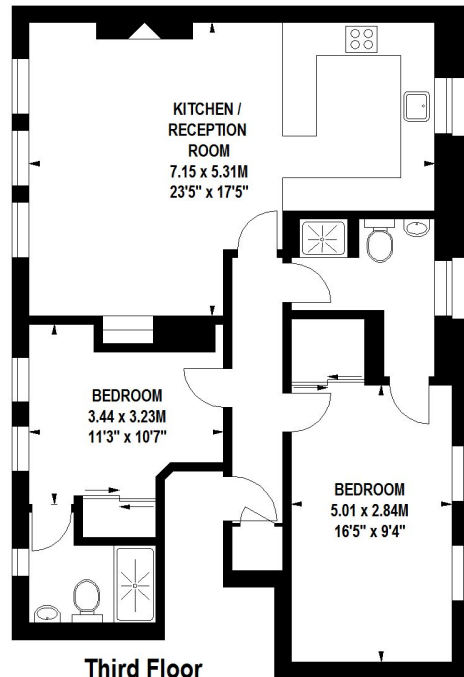
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| Energy Efficiency Rating | | Current | Potential |
|--|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |

Shaftesbury Avenue, W1

Approximate Gross Internal Area 77 sq m / 829 sq ft



Third 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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