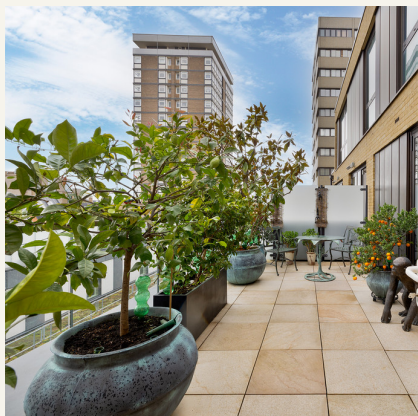


*tavistockbow*

**For Sale**



## People Make Places



**Ingestre Place, Soho W1**

2 bedrooms | 1,471 sq ft

**£3,000,000**







Situated above the lively streets of Soho, this two-bedroom sixth-floor lateral apartment forms part of Soho Thirteen — a discreet collection of just 13 private homes within a modern development tucked away on Ingestre Place, featuring a private south-facing roof terrace and secure parking space.

#### What you need to know

- Two Bedroom Lateral Apartment
- Sixth Floor
- Two Bathrooms
- Lift & Concierge
- Underfloor Heating & Comfort Cooling
- Secure Underground Parking
- Generous Terrace
- Leasehold: 111 Years Approx.
- Service Charge: £20,807.73 (2025)
- Ground Rent: £1,500 per annum





## Overview

Designed for effortless open-plan living, the apartment offers a generous primary living space with full-height glazing opening onto a wonderful south-facing terrace with rooftop views, and a separate dining area adjacent to the streamlined modern kitchen by Poliform, which features extensive integrated Miele appliances including a wine cooler, induction hob and coffee machine, all separated from the living spaces by a breakfast bar.

The principal bedroom sits quietly to the rear, accessed via a generous walk-in dressing area featuring plentiful built-in wardrobes, off of which you'll also find the well-proportioned and beautifully finished en-suite bathroom.

A second double bedroom is currently arranged as a study/snug and is served by another beautifully finished contemporary shower room.







Residents of Soho 13 benefit from a daytime concierge, lift access and this apartment has the advantage of a secure underground parking space, which is a rarity in London's West End.

Completed in 2016 as a joint venture between United House and Barratt London, the redevelopment replaced Trenchard House - a former Metropolitan Police section house - with a contemporary mixed-use scheme.

The design team of TP Bennett and architects A&Q Partnership created a new pedestrian route linking Silver Place through towards Berwick Street, opening up this once isolated pocket of Soho.







Soho is surely the epitome of London life, the beating heart of the West End, a vibrant enclave where history, creativity and a sense of rebellion collide to create a truly original and unrivalled neighbourhood.

Globally recognised for its bohemian spirit, Soho has been a haunt for artists, writers, poets and musicians for centuries. Modern Soho is a paradise for creatives, culture vultures, foodies and night owls.

Walk the streets and you can sense the creative energy. Much of the UK film industry is based along Wardour Street, Old Compton Street has been the focal point for London's LGBTQ+ community since the 1970's and Berwick Street boasts a fabulous street food market, not to mention numerous independent record stores, vintage shops and fashion boutiques.



# 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+	<b>A</b>		
81-91	<b>B</b>	 86 B	 86 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

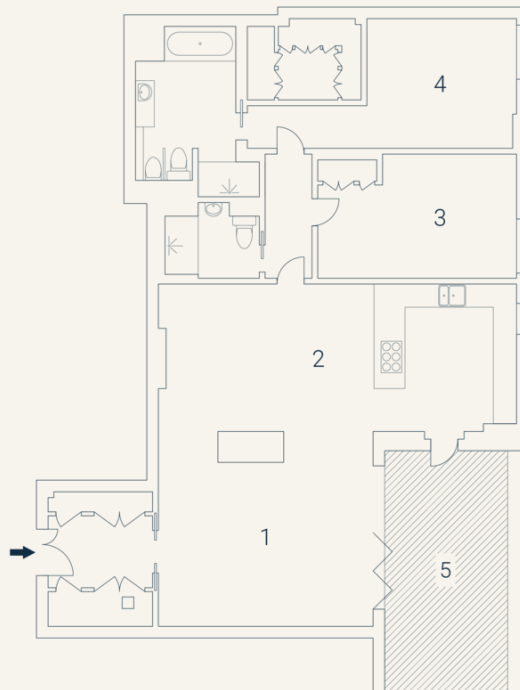
## Ingestre Place, W1

Approximate Gross Internal Area 137 sqm/ 1471 sq ft

Excluding External Terrace of 20 sqm/ 215 sq ft

### Sixth Floor

1 Living 5.55 x 4.35M 18'3" x 14'3"	2 Dining/ Kitchen 9.26 x 3.70M 30'5" x 12'2"	3 Bedroom 5.14 x 3.21M 16'10" x 10'6"	4 Bedroom 6.96 x 3.35M 22'10" x 11'0"	5 Terrace 6.23 x 3.18M 20'5" x 10'5"
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Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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**Ingestre Place, Soho W1**