

**For Rent**



## People Make Places



**Duck Lane, Soho W1**

1 bedroom | 581 sq ft

£710 pw





A spacious one bedroom apartment set within the eaves, giving it extra character, and refurbished to a modern aesthetic, including a stylish shower room and contemporary kitchen with grey units open-plan to the living space. Wooden floors are fitted throughout. Available unfurnished, immediately.

#### What you need to know

- One bedroom
- One bathroom
- 3rd floor, walk-up
- Modern finish
- Period building
- Unfurnished
- Available immediately
- Ensuite shower room
- Wooden flooring throughout
- Close to Oxford Circus & Piccadilly tube





### Overview

Situated on the third floor, walk-up, of a charming period building, this one-bedroom apartment offers well-proportioned living in the heart of Soho. The property features wooden floors throughout, stylish radiators and an open plan kitchen with modern appliances including a dishwasher tucked. The bright double bedroom benefits from fitted storage and a sleek ensuite shower room with vibrant floor tiles, providing a practical and stylish layout for contemporary living. Secondary glazing has been installed for added comfort.

Overlooking the vibrant Berwick Street market, the flat is moments from popular local favourites such as Duck and Rice, with the surrounding streets offering an exciting mix of shops, bars and restaurants. Oxford Circus, Tottenham Court Road and Piccadilly Circus Underground stations (serving the Central, Victoria, Bakerloo, Northern, Elizabeth and Piccadilly Lines) are all within walking distance, providing excellent transport links across London.



# People Make Places

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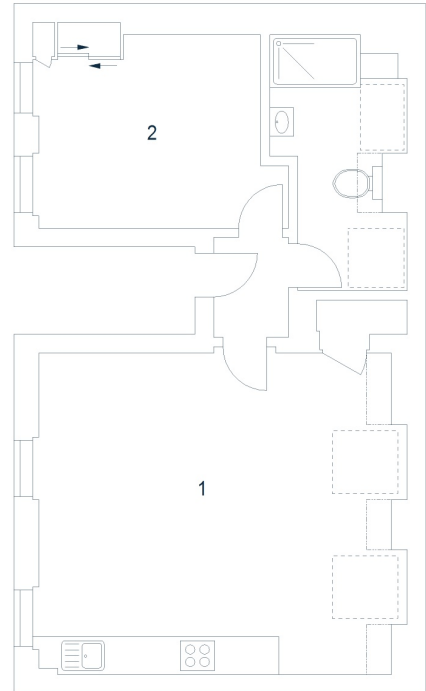
Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Duck Lane, W1

Approximate Gross Internal Area 54 sq m / 581 sq ft

Third Floor

- 1 Kitchen / Reception Room  
6.01 x 5.16M  
19'9" x 16'11"
- 2 Bedroom  
3.65 x 3.32M  
12' x 10'11"



Floor Plan produced for Tavistock Bow by Mays Floorplans ©. Tel 020 3397 4594  
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