



Asking Price £675,000  
Old Compton Street, Soho, London W1D 6HJ



BRITISH  
PROPERTY  
AWARDS  
2021  
2024  
★★★★★  
GOLD WINNER  
ESTATE AGENT  
IN BARNET

1  
Bedroom

1  
Bathroom

Mantlestates

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This one-bedroom flat is located on the third floor in the heart of London's vibrant Soho. The property features a large reception area and a balcony, offering a unique opportunity for refurbishment. Offered chain-free, this flat provides a spacious layout with one bedroom, one bathroom, and a reception room.

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)

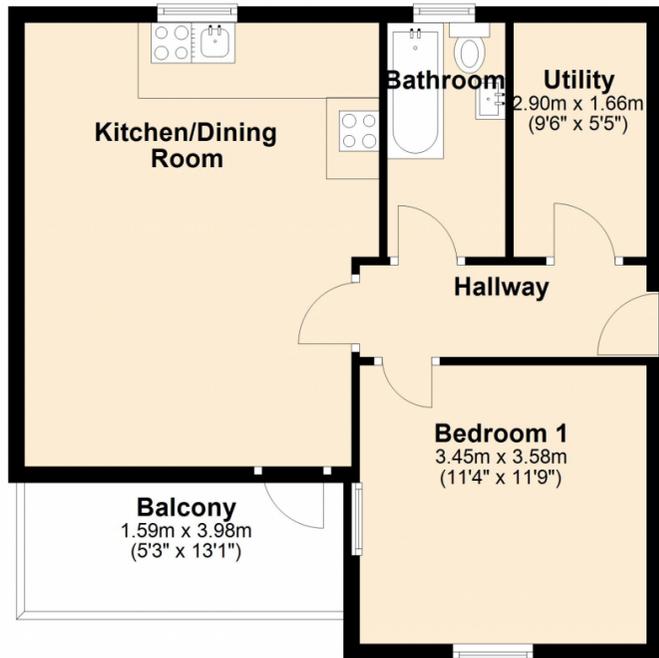
Window to rear aspect, plumbing for washing machine, stainless steel sink with drainer



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

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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>25</b>	
(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

