

STURGES
LONDON

Old Compton Street, Soho
£550,000 Leasehold



- Light, Bright and Quiet One Bedroom Apartment
- Charming Dual Aspect Reception
- Large Kitchen with Breakfast Bar
- Double Bedroom (with good storage)
- Large Bathroom
- Approximately 474 sq ft [44 sq m]
- Excellent Nearby "Tube" Links
- Well Located in the Heart of Soho



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A well proportioned, light and bright triple aspect one bedroom apartment situated on the third floor of this converted building in the vibrant Soho area of Central London. The property is favourably, and quietly, situated to the rear of the building making it a peaceful property despite being in a lively location.

The property comprises a most attractive dual aspect reception room with feature fireplace, a large adjoining kitchen with breakfast bar, marble kitchen tops and expanse of cupboards and general storage. a spacious and cosy double bedroom, also with excellent storage, and a spacious bathroom. In all the property extends to approximately 474 sq ft [44 sq m].

Old Compton Street sits in the heart of Soho making it one of the most convenient and lively locations in Central London with its mix of accessibility, culture and density of things to do in Soho itself and well as nearby Covent Garden, Chinatown and Oxford Street. It is also just a short walk to Tottenham Court Road, Leicester Square and Piccadilly Circus underground stations giving direct access to most locations in the capital.

Local Authority: City of Westminster
Council Tax Band: E

Lease: Approx. 111 years remaining
Service Charges: Approx. £2400 p.a.
Ground Rent: £0 p.a.

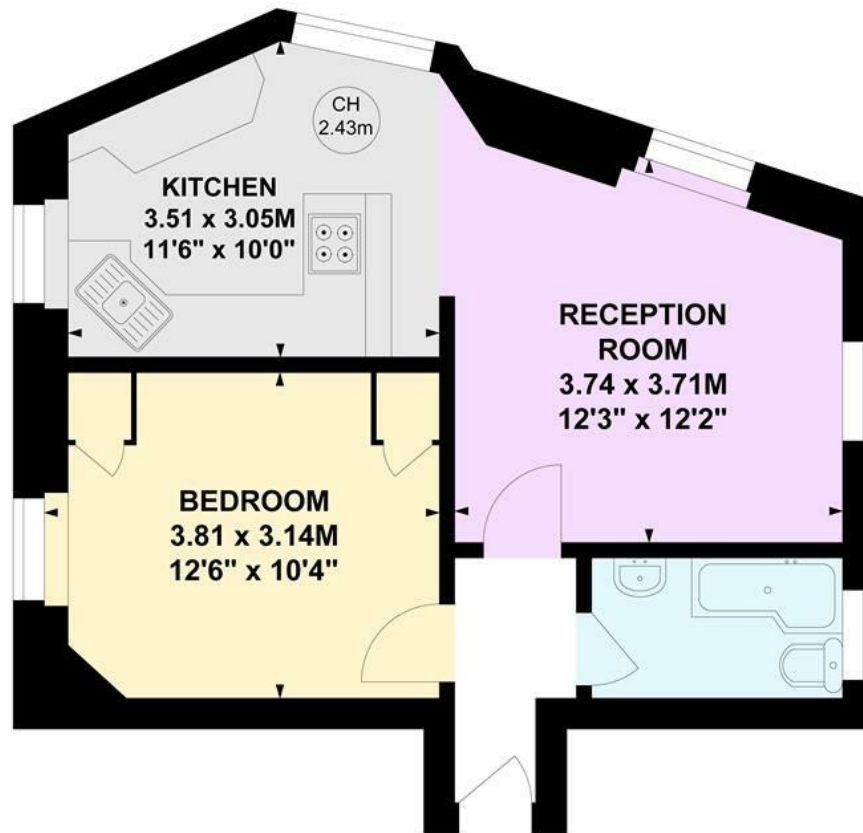
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Old Compton Street, W1D

Approximate gross internal area

42.56 sq m / 458 sq ft

Key :
CH - Ceiling Height



Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

For more information, please contact:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.