



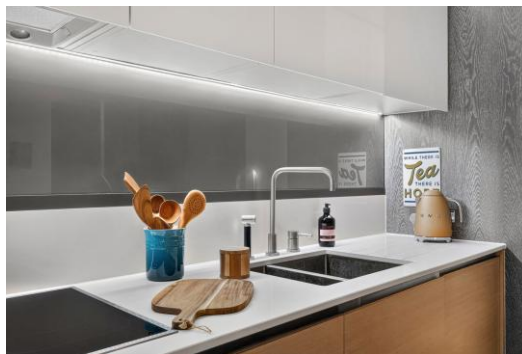
Pathé Building

109 Wardour Street, W1F

£12,458.33 per month
(£2,875 per week)

A beautifully presented two-bedroom apartment in the heart of Soho offers over 1,130 sq ft of living space. Renovated to the highest standards, this property offers stylish London living within a secure portered block.

CHESTERTONS



Pathé Building

109 Wardour Street, W1F

- 2 Double Bedrooms
- Short Term Stay up to 6 months
- Rent Inclusive of all utility bills, council tax
- Spacious open plan reception
- Private Courtyard off living room
- Furnished



A beautifully presented two-bedroom, two-bath apartment in the heart of Soho offering over 1,130 square feet of exceptional living space in a historic building consisting of only 15 apartments. This apartment has a much sought-after private terrace with floor to ceiling glass doors on 3 sides, is very quiet, and benefits from an onsite gym, concierge service and lift access. Finished to a high standard.

Further, the property boasts lots of storage, a spacious second bathroom, utility room, and the main bedroom has an en-suite bathroom complete with a soaking tub, double sinks, and a separate shower.

Minimum Term: 3 months
Deposit Required: £11,500.00
Local Authority: Westminster
Council Tax Band: F
EPC Rating: C
Furnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	70	70
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

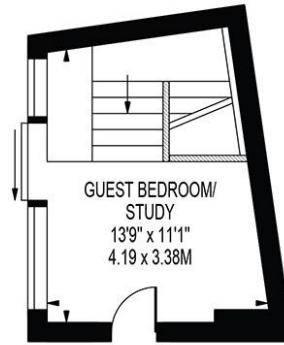
Chestertons Covent Garden Lettings

196 Shaftesbury Avenue
 Covent Garden
 London
 WC2H 8JF
 coventgardenlettingsusers@chestertons.co.uk
 02030408400
 chestertons.co.uk

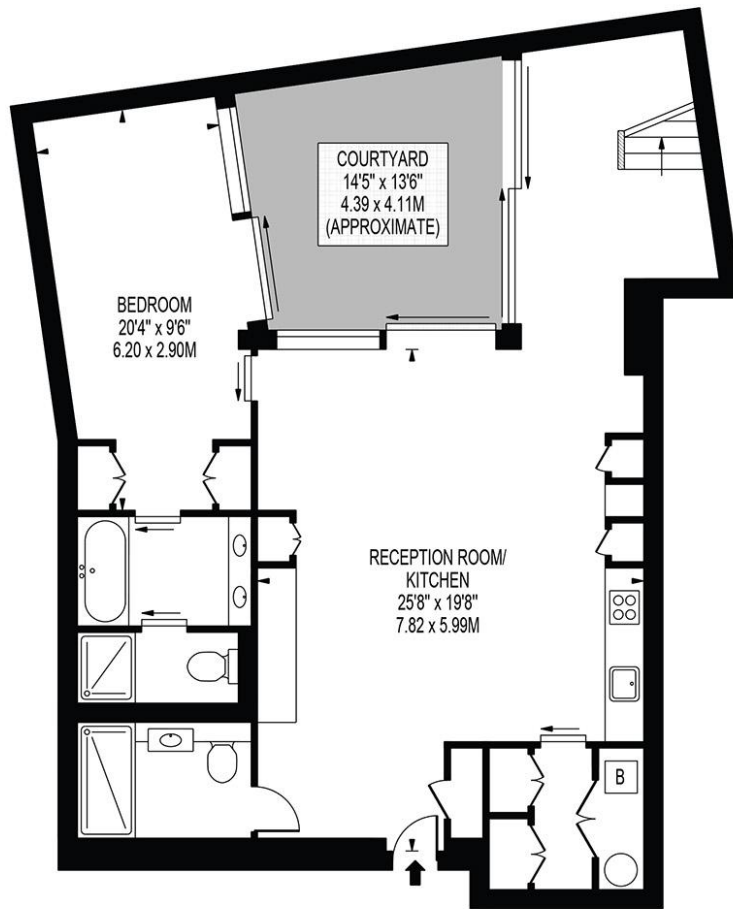
Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
 chestertons.co.uk/property-to-rent/applicable-fees

PATHE BUILDING

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1148 SQ FT - 106.65 SQ M



GROUND FLOOR



LOWER GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

