

**Guide price £500,000**

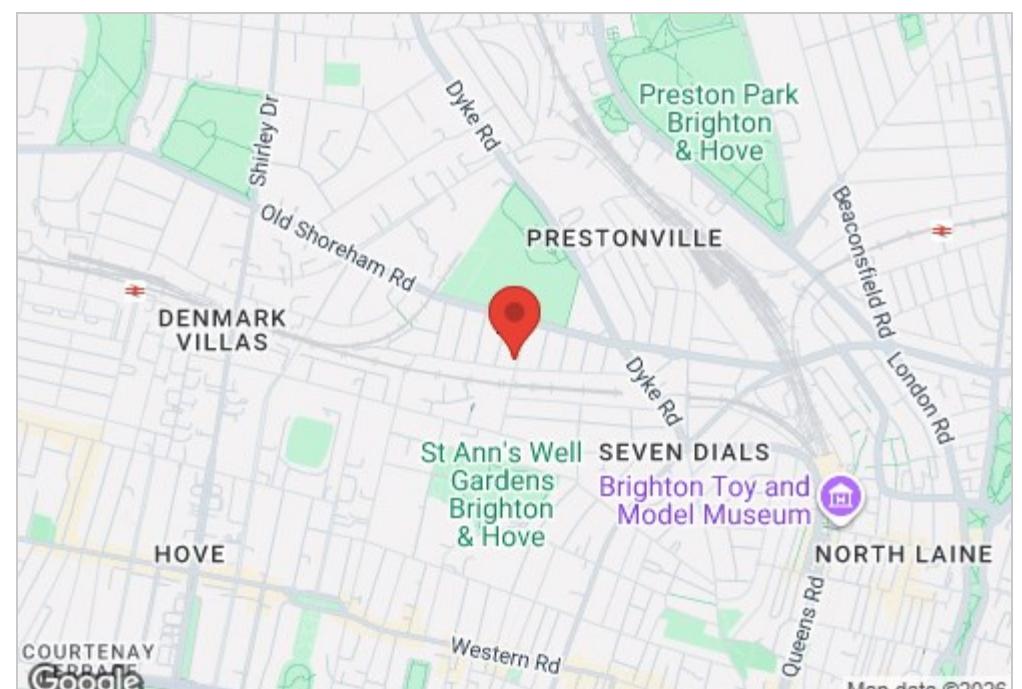
\*\*Guide Price £500,000 to £550,000

This stunning two-bedroom ground-floor mansion apartment spans an impressive 862 sq. ft., offering beautifully presented living space with its own private street entrance and a sun-drenched west-facing garden. Situated in the heart of Seven Dials, this home enjoys a prime location just a short stroll from independent coffee shops, trendy restaurants, and mainline train stations, making it perfect for city living.



- Two Double Bedrooms
- West Facing Rear Garden
- Fully Fitted Separate Kitchen
- Large Bathroom
- Desirable Seven Dials Area
- Private Street Entrance
- Share Of Freehold
- West Facing Living Room
- Short Walk To Shops & Train Station
- Guide Price £550,000 to £600,000

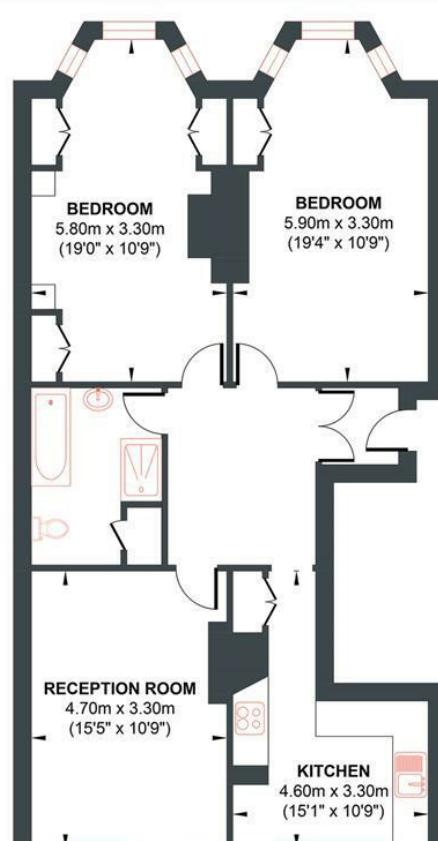
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	21	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## MONTEFIORE ROAD

Approx. Gross Internal Floor Area 80.12 sq m / 862.40 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

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Approximate Floor Area

862.40 sq ft  
(80.12 sq m)