

To Let



People Make Places



Shaftesbury Avenue, Chinatown W1

Studio | 409 sq ft

£600 per week





A cleverly designed studio with a separate sleeping area, giving the feel of one bedroom apartment in the heart of the West End. Contemporary in design with striking grey-painted woodwork, it features underfloor heating, secondary glazing and plentiful storage. Available December, unfurnished.

What you need to know

- Studio with separate sleeping area
- One shower room
- Wooden flooring throughout
- Modern
- Secondary glazing
- Unfurnished (furnished by separate negotiation)
- Video entry system
- Recently refurbished
- Available December
- Close to Piccadilly Circus & Leicester Square underground



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Overview

This well-appointed studio has a unique design due to its separate sleeping area, creating a divide between sleeping and living. On the second floor, walk-up, of a period building overlooking Queen's Theatre bordering Soho and a short walk from Covent Garden, the apartment has a modern finish with woodwork painted in a dark grey shade complementing the smart wooden floors. The modern grey kitchen is open plan to the living space, there is a stylish shower room, useful fitted wardrobes in the sleeping area and further storage is located in the hallway. Underfloor heating and secondary glazing are fitted for tenant comfort.

Several Central London neighbourhoods like Soho, Covent Garden, Mayfair, St James's, Fitzrovia and Bloomsbury are all within walking distance of Shaftesbury Avenue. Numerous bus routes run along Shaftesbury Avenue itself, while Tottenham Court Road (Central, Northern and Queen Elizabeth lines) underground stations, and Piccadilly (Piccadilly and Bakerloo lines) are also a short walk away.

The apartment is available from December on an unfurnished basis (furniture packs available by separate negotiation). Subject to contract and satisfactory references. Westminster Council tax band: F.



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People Make Places

London is a collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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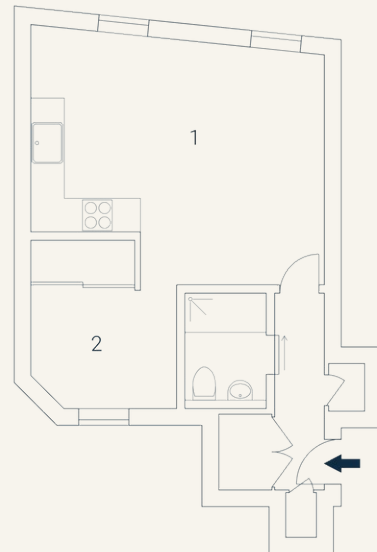
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Approximate Gross Internal Area 38 sqm/ 409 sq ft

Second Floor

1 Living/
Dining/ 3.02 x 2.61M
Kitchen 9' 11" x 8' 7"
5.26 x 4.35M
17' 3" x 14' 3"



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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