



ARCHER STREET, LONDON, W1D
£1,695,000 LEASEHOLD PLUS SHARE OF FREEHOLD

A 2-BEDROOM 2-BATHROOM SPACIOUS NEW YORK TYPE OF LOFT CONVERSION IN GOOD CONDITION THROUGHOUT, SET IN A VICTORIAN HOUSE WITH AN OUTSIDE TERRACE RIGHT IN THE HEART OF BUSTLING SOHO, JUST OFF RUPERT STREET. THE PROPERTY IS ON THE SECOND FLOOR (WALK UP).

Lease: 105 years plus share of freehold | No Ground Rent | Service Charge: £3,000 p/a | Council Tax Band G: payable £1,625

West End | 020 7240 3322 | westend@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The flat has as lovely terrace good size, high windows, good light and two proper double bedrooms, with a rich feel of history about it. Archer Street is just 200 yards from Piccadilly Circus, right in the heart of Theatre Land and close to Covent Garden and the universities of UCL, LSE and Kings. Green Park is close by, as is Mayfair, which is on your doorstep along with Oxford Street. A great central position full of life. Early viewing highly recommended.



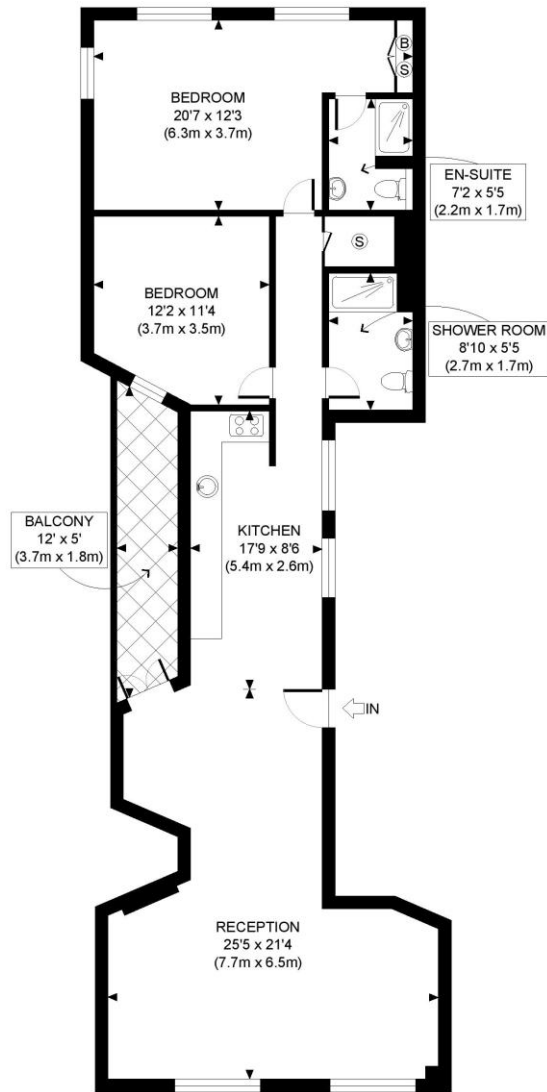
Winkworth

for every step...



Winkworth

for every step...



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1048 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 1048 SQ FT/ 97 SQM

Winkworth

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS COOK
BE THE TOP FOR PERFECT BUILDING

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	83
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold Plus Share of Freehold

Term: 105 years

Service Charge: £3,000 per annum

Ground Rent: N/A

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

West End | 020 7240 3322 | westend@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.