



SPENCER JAMES
RESIDENTIAL

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**** One Bedroom Apartment ****

**** Modern Period Conversion ****

**** Ample Natural Light ****

**** Lift Access ****

**** Located in the Vibrant Heart of Soho ****

**** Walking Distance to Piccadilly Circus ****

**** EPC: E / Council Tax Band: D ****

**** Floor Area: 387 Sq/Ft (36 Sq/M) ****



Rupert Street, Soho, W1D

£550,000 (Leasehold)

This modern period conversion is located in the vibrant heart of Soho with an entertaining mix of bars, restaurants, theatres, boutique shops and night life on your doorstep.

The well positioned apartment boasts an abundance of natural light and comprises of an open plan dual aspect living room and modern kitchen, bedroom with vaulted mezzanine area and shower room. The attractive building benefits from lift access and well-maintained communal areas.

Located within walking distance of Piccadilly Circus and Underground Station with the department stores of Regent Street and Oxford Street close by.

Accommodation Comprises:

Entrance Hall

Cupboard housing hot water tank.

Open Plan Living Room

Three sash windows to side and rear aspect, wall mounted heater, engineered wood flooring.

Kitchen Area:

A range of eye and base level units with composite worktops incorporating an integrated oven, fridge, washer dryer, dishwasher and microwave.

Bedroom

Sash window to side aspect, fitted wardrobes, carpeted flooring. Upper level mezzanine area.

Shower Room

Three-piece suite comprising a shower cubicle, push to flush wc and hand wash basin. Heated towel rail. Tiled floor and splashbacks.

First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 36.0 sq. metres (387.0 sq. feet)

