

*tavistockbow*

**For Rent**



## People Make Places



**Shorts Gardens, Seven Dials WC2**

1 bedroom | 517 sq ft

£675 pw





A stunning refurbished one-bedroom flat in a period building on the corner on Neal Street and Shorts Gardens in Seven Dials, Covent Garden. The open plan kitchen reception room has wood floors, high ceilings, feature fireplace and large sash windows. The flat is exceptionally well presented with high quality specification throughout.

#### What you need to know

- One double bedroom
- One ensuite shower room
- Separate WC
- Open plan kitchen reception room
- Exceptional finish
- Unfurnished
- Available early April
- Period features
- High ceilings
- Central Seven Dials, Covent Garden location





### Overview

The open plan kitchen reception room has wood floors, high ceilings, feature fireplace and large sash windows. The double bedroom has excellent built in storage and a modern ensuite shower room. There is also a separate WC for guests. First floor (walk up) of a period building on the cobbled streets of Seven Dials.

The flat is available early April on an unfurnished basis, 3 year contract with a 6 months mutual rolling break clause (subject to contract). Westminster City Council tax band E.



# People Make Places

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

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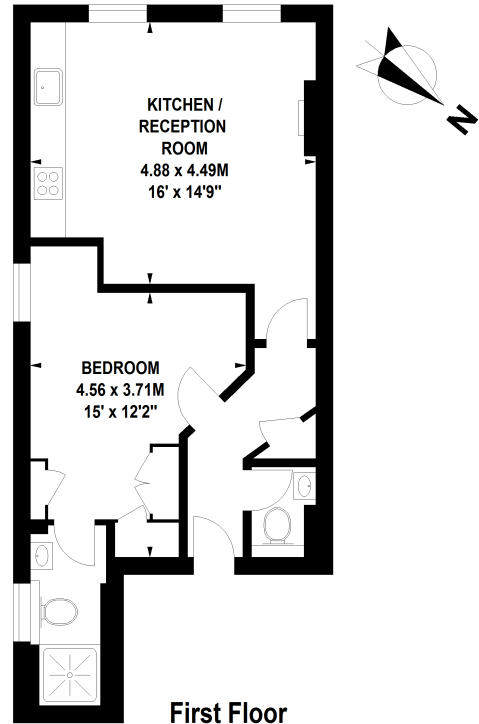
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Shorts Gardens, WC2

Approximate Gross Internal Area 48 sq m / 517 sq ft



Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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**Shorts Gardens, Covent Garden**