

*tavistockbow*

**For Rent**



**People Make Places**



**Mercer Street, Seven Dials WC2**

2 bedrooms | 753 sq ft

£850 pw





Positioned in a period mansion block in The Yards, this two bedroom, two shower room apartment in Covent Garden is perfect for two sharers. Both bedrooms have fitted wardrobes while the master has access to a private balcony. Available unfurnished early March.

#### What you need to know

- Two bedrooms
- Two bathrooms
- Third floor
- Private balcony
- Wood floors throughout
- Unfurnished
- Open plan kitchen
- Just off Seven Dials
- Available early March
- Close to Covent Garden tube station



**Mercer Street, Seven Dials WC2**





### Overview

With two bedrooms of an equal sizes, one with an ensuite shower room, this apartment is ideally suited to two sharers wanting to live amongst the vibrancy of the West End. Well-proportioned throughout, there is a reception room with semi-open plan kitchen separated by a dividing wall, a guest shower room accessible from the hallway, wooden floors throughout and a balcony that can be accessed from the master bedroom.

Seven Dials is a charm-packed lifestyle & gastronomy hub connecting Covent Garden with Soho, defined by seven characterful cobbled streets radiating from the unmistakable sundial dating from the 1690s. Transport links are available at nearby Leicester Square (Northern and Piccadilly Lines), Covent Garden (Piccadilly Line) and Tottenham Court Road (Central, Northern and Elizabeth Lines) Underground Stations.

The apartment is available in early March on an unfurnished basis. Subject to contract and satisfactory references, the landlord offers a one to three-year lease with a mutual rolling six-



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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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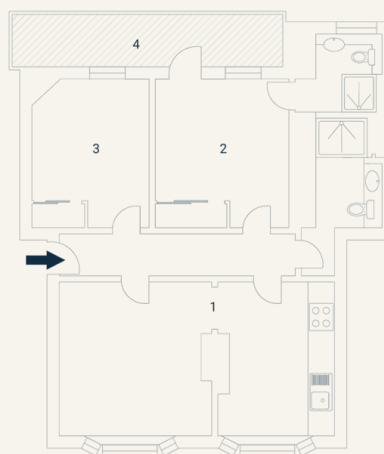
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>83 B</b>
69-80	<b>C</b>	<b>78 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Maidstone House, WC2

Approximate Gross Internal Area 70 sq m / 753 sq ft  
Excluding External Balcony of 8 sq m / 86 sq ft

### Third Floor

1 Living / Kitchen / Dining 6.63 x 3.73M 21'7" x 12'2"	2 Bedroom 3.62 x 3.27M 11'8" x 10'7"	3 Bedroom 3.64 x 2.87M 11'9" x 9'4"	4 Balcony 6.77 x 1.10M 22'2" x 3'6"
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Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

**tavistockbow**

21 New Row, Covent Garden,  
London, WC2N 4LE

t: 020 7477 2177  
e: [hello@tavistockbow.com](mailto:hello@tavistockbow.com)  
w: [tavistockbow.com](http://tavistockbow.com)



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