

*tavistockbow*

**For Sale**



## People Make Places



**Hollen Street, Soho W1**

2 bedrooms | 1,143 sq ft

**£2,730,000**





A contemporary sub-penthouse apartment forming part of this sought after modern block in prime Soho. The bright & airy accommodation is presented in fantastic condition featuring two bedrooms, two bathrooms, a private West facing roof terrace with commanding views plus a secure car parking space.

#### What you need to know

- Two Bedroom Duplex
- Two Bathrooms
- West Facing Roof Terrace
- Air Conditioning
- Concierge
- Secure Underground Parking
- Leasehold 149 Years
- Westminster Council Tax Band G
- Annual Service Charge £9,200
- Ground Rent £300 per annum





## Overview

Originally developed by Resolution in collaboration with architects Darling Associates and featuring interiors by Johnson Naylor, 15 Hollen Street was designed as a world-class residential scheme tailored to the discerning Soho audience. All apartments feature a wealth of sophisticated design & architectural elements including full height entrance doors, acoustic raised engineered timber floors and prestigious Bulthaup kitchens.

Arranged over the fifth & sixth floors, the apartment features a well proportioned open-plan living space on the upper floor, with full height windows and sliding patio doors opening on to a generous private west facing terrace with commanding views across London's West End.

The lower floor comprises a generous principal bedroom complete with ample built-in storage, a dressing area and modern en-suite bathroom. The second double bedroom comes complete with built-in storage and there is another, separate





contemporary bathroom.

The apartment features underfloor heating throughout, as well as a combined air heating/cooling climate control system. There is a concierge and 24 Hour on site security with CCTV surveillance, plus a private car park accessed via a fob operated car-lift, with electric vehicle charging facilities and secure bicycle storage.

This attractive modern building further benefits well presented common areas, including an exclusive sculpture commissioned by the developers from artist and industrial designer Charlotte Kingsnorth, entitle 'Ribbon of Gold'. Taking inspiration from the historic characters of Soho and the stories of Charles Dickens, who frequented Soho and made reference to the local gold beaters, silver chasers and a mysterious golden giant in his work 'A Tale of Two Cities', the sculpture immortalises the story in brass and honours the many artists and creatives who have called Soho home over many generations.





Soho is surely the epitome of London life, the beating heart of the West End, a vibrant enclave where history, creativity and a sense of rebellion collide to create a truly original and unrivalled neighbourhood. Globally recognised for its bohemian spirit, Soho has been a haunt for artists, writers, poets and musicians for centuries. Modern Soho is a paradise for creatives, culture vultures, foodies and night owls.

Walk the streets and you can sense the creative energy. Much of the UK film industry is based along Wardour Street, Old Compton Street has been the focal point for London's LGBTQ+ community since the 1970's and Berwick Street boasts a fabulous street food market, not to mention numerous independent record stores, vintage shops and fashion boutiques.



# People Make Places

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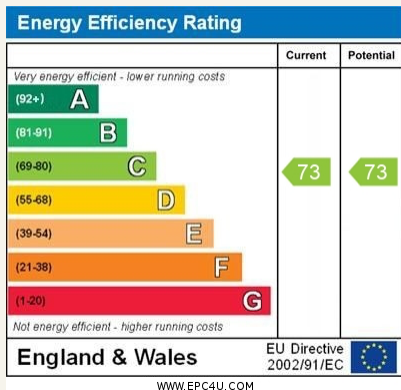
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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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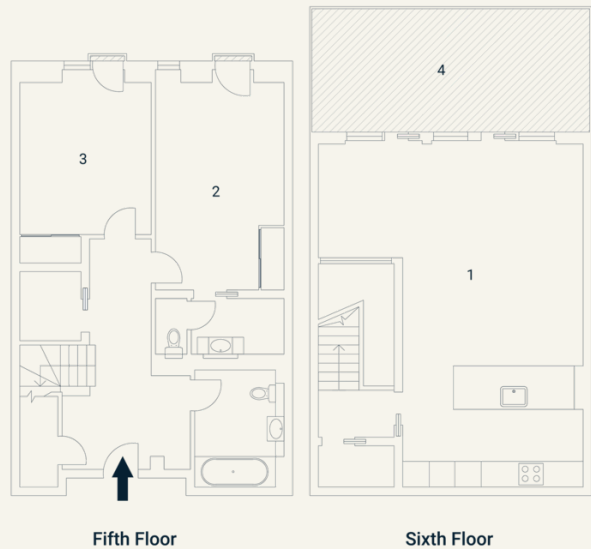
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## Hollen Street, W1

Approximate Gross Internal Area 106 sq m / 1143 sq ft  
Excluding External Terrace of 18 sq m / 193 sq ft

|                                   |   |  |   |
|-----------------------------------|---|--|---|
| 1 Living /<br>Kitchen /<br>Dining | 2 Bedroom<br>5.11 x 2.98M<br>16'9" x 9'9" | 3 Bedroom<br>3.82 x 3.03M<br>12'6" x 9'11" | 4 Terrace<br>6.50 x 2.83M<br>21'4" x 9'3" |
| 8.03 x 6.14M<br>26'4" x 20'2"     |   |  |   |



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  
w: tavistockbow.com



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