



People Make Places



Lexington Street, Soho W1

Studio | 441 sq ft

£505 pw





A fantastic modern studio flat is in a popular location in Carnaby. Situated on the first floor, the studio room overlooks Lexington Street and has wood floors throughout, a modern open plan kitchen and contemporary shower room. The separated bedroom area has built in storage and situated towards the rear.

What you need to know

- Studio apartment
- One shower room
- Second floor (walk up)
- Open plan kitchen
- Wooden floors throughout
- Unfurnished
- Available early April
- Professionally managed
- Moments from the delights of Carnaby Street & Kingly Court
- Close to Piccadilly Circus and Oxford Circus tubes





Overview

Available early April on an unfurnished basis, the landlord offers, as standard, a 3 year contract with a rolling 6 months mutual break clause. Westminster City Council tax band E.

Situated on the 1st floor (walk up) of a period building moments from Carnaby Street Kingly Court food court, and Golden Square. Carnaby's history is key to its charm, playing a significant role in London's music and fashion scenes since Vince, London's first menswear boutique, kick-started everything in the 1950's. Nowadays, an array of boutiques showcase both established brands and emerging independents, with everything from classic Mod fashion to cutting-edge streetwear, with the iconic Carnaby Street sign a perfect backdrop for Insta-worthy moments.





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People Make Places

London is 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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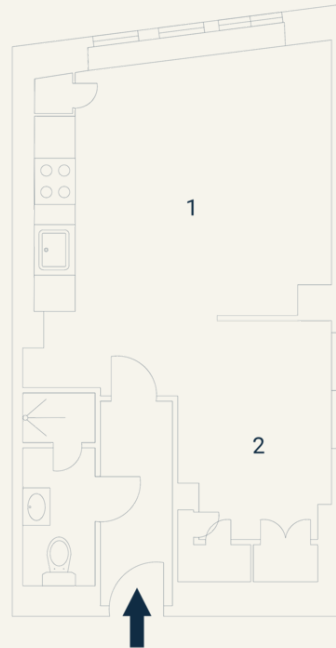
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Lexington Street, W1

Approximate Gross Internal Area 41 sq m / 441 sq ft

First Floor

1 Living / 2 Bedroom
Kitchen / 4.02 x 2.26M
Dining 13'11" x 7'4"
4.61 x 4.22M
15'11" x 13'8"



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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