

**For Rent**



## People Make Places



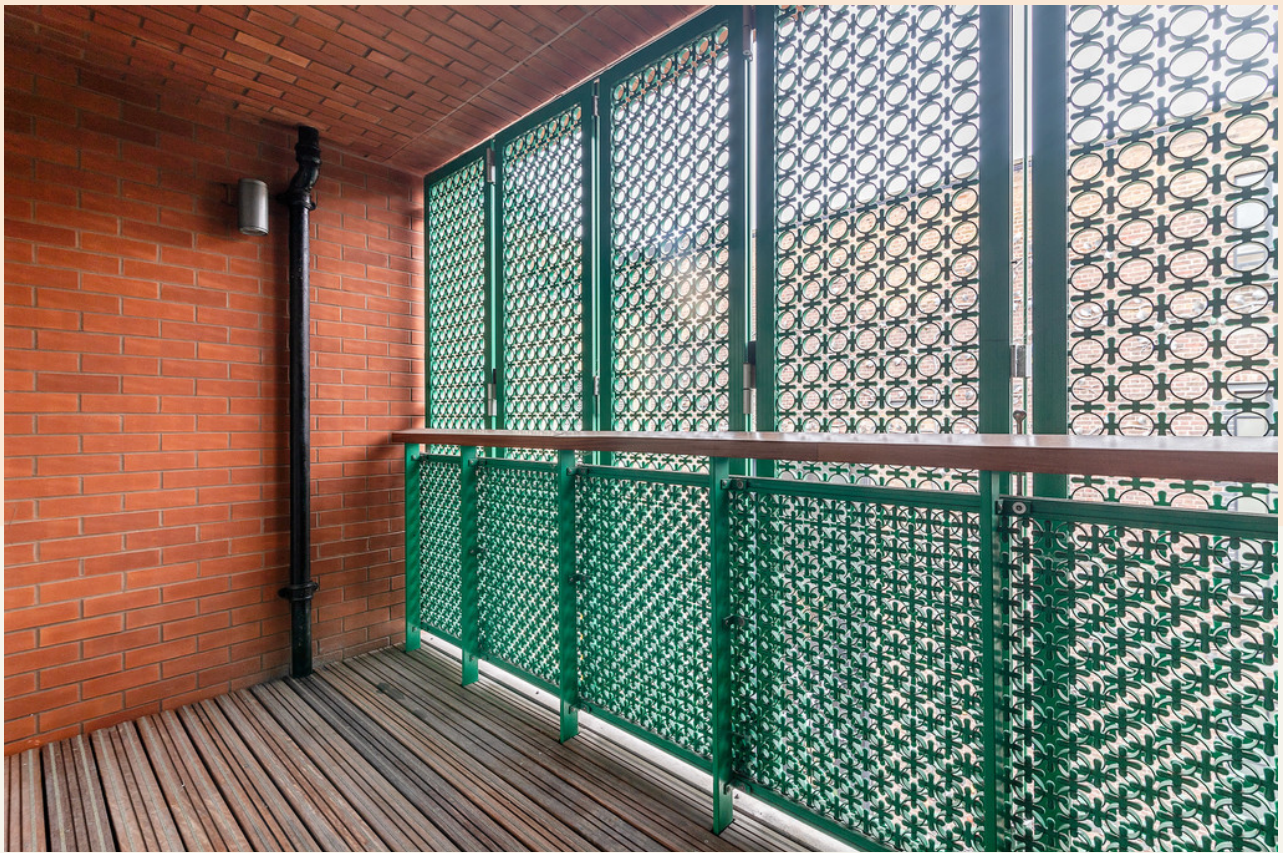
**Mercer's Walk, Covent Garden**

1 bedroom | 549 sq ft

£600 pw







Occupying the third floor of popular block that forms part of a public courtyard in Seven Dials and a short walk from Covent Garden tube station, this one bedroom apartment has been finished with a contemporary aesthetic and features a private balcony space. Available immediately.

#### What you need to know

- One bedroom
- One shower room
- Sought after development
- Third floor
- Balcony
- Unfurnished/Furnished by separate negotiation
- Underfloor heating
- Bike storage facilities
- Available immediately
- Close to Covent Garden tube





### Overview

This one-bedroom apartment is on the third floor of a smart residential block that forms part The Yards, a lifestyle destination centred around well-maintained public courtyards home to shops, cafes and restaurants. Finished to a high standard with Smart meters, underfloor heating and Bosch appliances, the apartment has a spacious reception room with a stylish white kitchen at one end and sliding doors at the other leading out onto a private balcony with enough space for a small bistro dining table and chairs. There is a contemporary shower room with oversized walk-in shower, fitted wardrobes in the bedroom and additional hallway storage.



Mercer Walk is a pedestrianised courtyard and walkway tucked away off Covent Garden's Long Acre where the tube station is located. Underground services can be reached via this stop, Covent Garden (Piccadilly Line), however, there are numerous over stations within walking distance depending on your direction of travel including Holborn (Central and Piccadilly Lines), Tottenham Court Road (Central, Northern and Elizabeth Lines), Leicester Square (Northern and Piccadilly Lines) and Charing Cross (Bakerloo and Northern Lines plus mainline services out of London). Bus services can be alighted at nearby Charing Cross Road, Kingsway or Shaftesbury Avenue.





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


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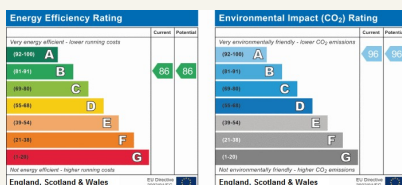
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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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## Mercer Walk, WC2

Approximate Gross Internal Area 51 sqm/ 549 sq ft

Excluding External Balconies of 5 sqm/ 54 sq ft

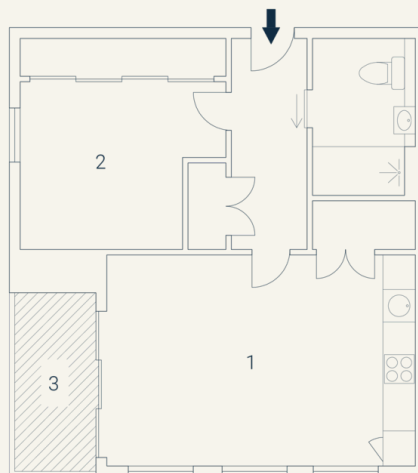
### Third Floor

1 Living/ Dining/ Kitchen 5.59 x 3.86M 18'4" x 12'8"	2 Bedroom 3.89 x 3.80M 12'9" x 12'6"	3 Balcony 3.38 x 1.48M 11'1" x 4'10"
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Overview continued...

The apartment is available immediately on an unfurnished basis. Subject to contract and satisfactory references, the landlord offers a one to three-year lease with a mutual rolling six-month break clause. Westminster Council tax band: F.



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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