

**For Rent**



## People Make Places



**Mercer Walk, Seven Dials WC2**

2 bedrooms | 807 sq ft

£875 pw



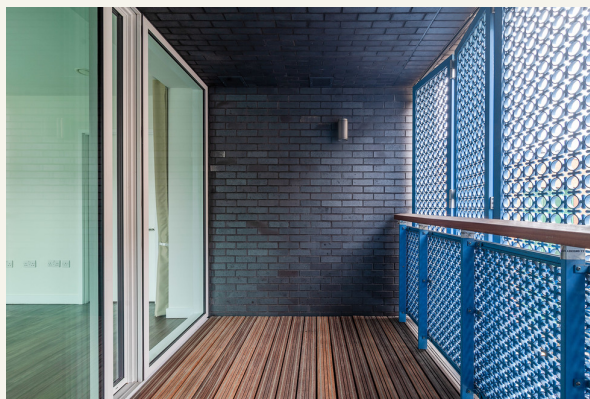




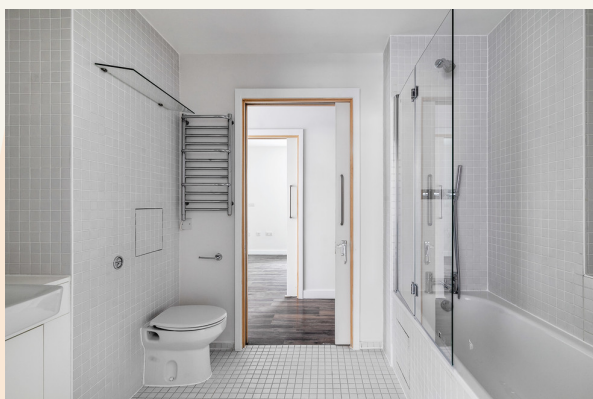
Contemporary throughout with a minimalistic white open-plan kitchen and stylish finish in the bathrooms, this two bedroom and two bathroom apartment with private balcony occupies a central Covent Garden location in The Yards that lies between Long Acre and Shelton Street. Available immediately.

#### What you need to know

- Two bedrooms
- Two bathrooms
- Positioned in a courtyard
- Private balcony
- Underfloor heating
- Furnished
- Bike storage facilities
- Plentiful storage
- Available immediately
- Close to Covent Garden tube







### Overview

On the first floor, with lift access, of a popular modern and secure building amongst the vibrancy of Seven Dials, this two bedroom and two bathroom apartment has been finished to a contemporary style. Floor-to-ceiling windows in the reception room allowing light to flood in and sliding doors provide access to a private balcony. Both bedrooms are double in size and come with fitted wardrobes, while the master has an ensuite shower room. A guest bathroom is accessible from the hallway, which also has several further storage options and kitchen while open plan to the reception room, is tucked away at one end.

Mercer Walk's location means many central London destinations can be reached via foot including the South Bank, Mayfair, St James's, Soho, Fitzrovia and Bloomsbury. The closest underground station is Covent Garden (Piccadilly Line), which is just a few minutes' walk away but Tottenham Court Road (Central, Elizabeth and Northern Lines) and Leicester Square (Piccadilly and Northern Lines) are also within walking distance allow seamless travel across London and beyond.





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: G.



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# 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

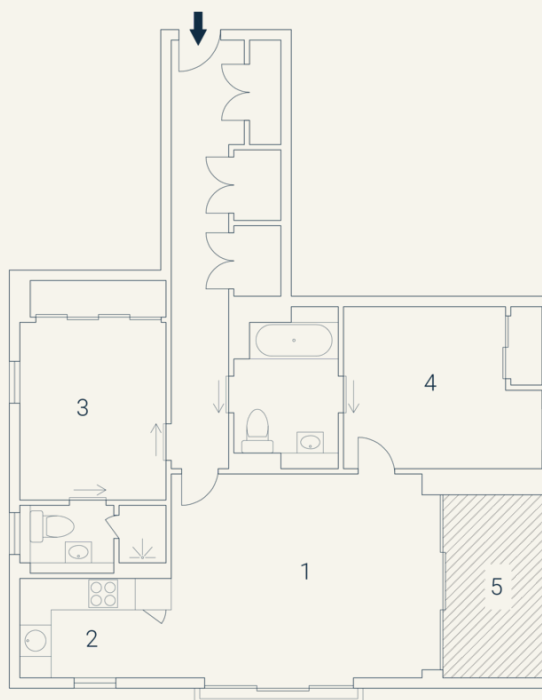
## Mercer Walk, WC2

Approximate Gross Internal Area 75 sqm/ 807 sq ft

Excluding External Balconies of 5 sqm/ 54 sq ft

### First Floor

1 Living/ Dining/ 4.67 x 3.86M 15'4" x 12'8"	2 Kitchen 1.90 x 2.90M 6'3" x 9'6"	3 Bedroom 4.07 x 2.90M 13'4" x 9'6"	4 Bedroom 3.75 x 3.09M 12'4" x 10'2"	5 Balcony 3.39 x 2.08M 11'1" x 6'10"
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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.

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