

*tavistockbow*

**For Rent**



## People Make Places



**Shaftesbury Avenue, Chinatown W1**

3 bedrooms | 1,206 sq ft

£1,150 pw





Finished to a contemporary aesthetic while retaining charming original features including high ceilings and pretty fireplaces, is this three bedroom apartment in the heart of Chinatown. Only suitable to two sharers or a family due to HMO licensing laws. Available immediately unfurnished.

#### What you need to know

- Two bedrooms
- Two shower rooms
- First floor with lift access
- Feature fireplace
- Wooden flooring throughout
- Unfurnished
- Open plan kitchen
- Modern
- Available immediately
- Close to Leicester Square and Piccadilly Circus tubes



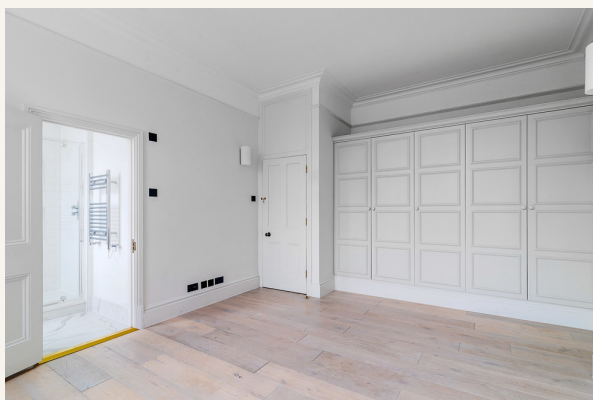
**Shaftesbury Avenue, Chinatown W1**





#### Overview

Filled with character but recently refurbished in a modern style, this three bedroom apartment features high ceilings, ornate ceiling roses and original fireplaces adding to its charm. Positioned in a popular mansion block in Chinatown and bordering Soho, the apartment has a spacious living room with a smart kitchen with shaker-style units at one end. There is a modern bathroom and further guest shower room. All bedrooms have useful storage, and secondary glazing is fitted for tenant comfort. Please note that due to HMO licensing laws the property is suitable for two sharers or a family only.



Shaftesbury Avenue lies at the border of Soho and Chinatown - home to dim sum delights and hidden tea houses, to the lively bars and clubs of Lisle Street offering a genuine taste of the Far East. Several bus routes operate along Shaftesbury Avenue itself while underground services are available at nearby Leicester Square (Northern and Piccadilly Lines) and Tottenham Court Road (Central, Elizabeth and Northern Lines) Underground Stations, which are both within walking distance.

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



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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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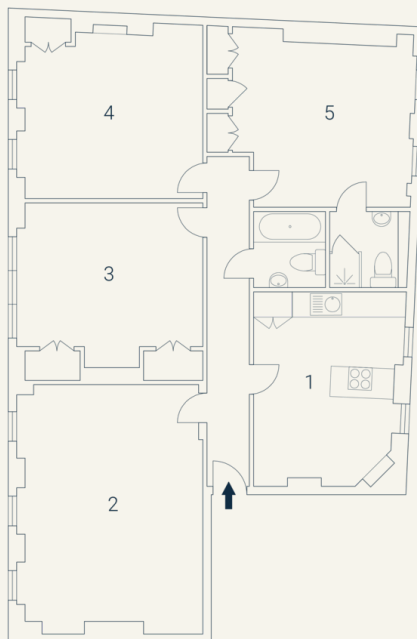
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Exeter Mansions, W1

Approximate Gross Internal Area 112 sqm/ 1206 sq ft

### Fourth Floor

1 Dining/ Kitchen 4.59 x 3.58M 15'1" x 11'9"	2 Living 5.92 x 4.37M 19'5" x 14'4"	3 Bedroom 4.35 x 4.18M 14'3" x 13'9"	4 Bedroom 4.35 x 4.26M 14'3" x 14'	5 Bedroom 6.17 x 5.50M 20'3" x 18'1"
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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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