

**For Rent**



**People Make Places**



**Gerrard Street, Chinatown, W1**

1 bedroom | 463 sq ft

£580 pw





This one-bedroom apartment in Chinatown has been thoughtfully designed to maximise space. The smart white kitchen is separate from the living room, the double bedroom at the back of the property and contemporary shower room. Available October unfurnished.

#### What you need to know

- One bedroom
- One shower room
- Recently refurbished
- 3rd Floor (walk up)
- Wood floors throughout
- Unfurnished
- Secondary glazing
- Contemporary
- Available October
- Close to Piccadilly Circus and Leicester Square underground stations



**Gerrard Street, Chinatown, W1**



### Overview

Located on the third floor, walk-up, this one-bedroom apartment has a modern feel throughout. Wide wooden floors feature in the reception and bedroom, while the bathroom has stylish mosaic tiles on the floor and square underground white wall tiles with grey grout to complement the smart walk-in shower complete with rainfall shower.

Gerrard Street is positioned at the heart of Chinatown's vibrancy. The choice in Eastern restaurants is endless with the fluffy steam buns of Bun House within walking distance, as well as many hole-in-the-wall food outlets serving Eastern delicacies from bubble tea to sweet desserts like waffles and jianbing pancakes, a popular breakfast dish in China.

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





# People Make Places

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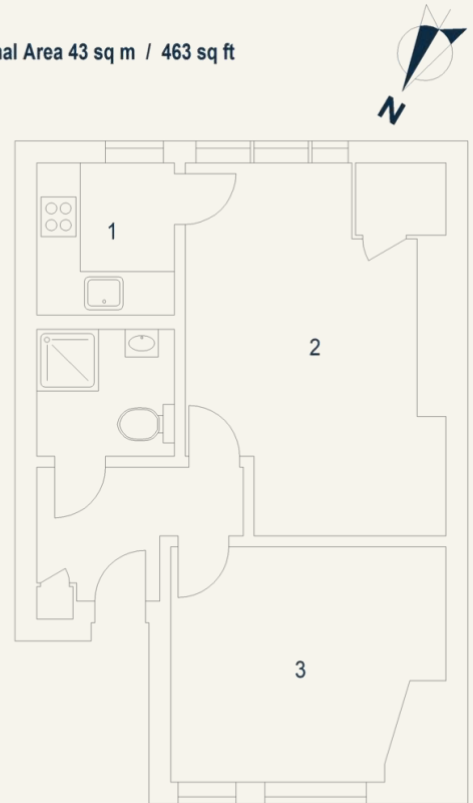
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Gerrard Street, W1

Approximate Gross Internal Area 43 sq m / 463 sq ft

Third Floor

- 1 Kitchen  
2.10 x 1.89M  
6'11" x 6'2"
- 2 Reception Room  
5.13 x 3.62M  
16'10" x 11'11"
- 3 Bedroom  
3.80 x 3.24M  
12'6" x 10'8"



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