

**For Rent**



**People Make Places**



**Newburgh Street, Soho W1**

Studio | 356 sq ft

£500 pw





Situated on the first floor of an attractive period building, this studio apartment, with wood floors throughout has charming period features such as a feature fireplace and has fantastic light from the dual aspect windows (with secondary glazing). The modern kitchen is tucked away and there is modern shower room to the rear.

#### What you need to know

- Studio apartment
- Modern shower room
- Open plan kitchen
- First floor
- Secondary glazing
- Unfurnished
- Wood floors
- High quality finishes
- Available early June
- Close to Oxford Circus & Piccadilly tube





### Overview

Available early mid-June on an unfurnished basis. The landlord offers (subject to contract) a 3 year lease with a mutual 6 month rolling break clause, as standard. Westminster City Council tax band: G.

The flat is located in the heart of Carnaby, with world class eateries including the many culinary delights of Kingly Court, a wonderful three-story al fresco food court that's a haven for both local residents and hungry shoppers.

Fancy a dip?! The Marshall Street baths, an architectural wonder serving the local community since 1931, now with a gym, exercise studio & sauna to compliment the swimming pool.





# People Make Places

London is collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

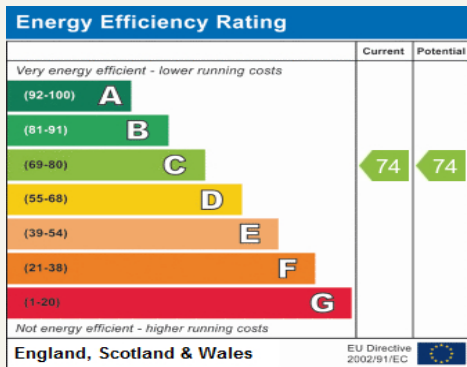
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And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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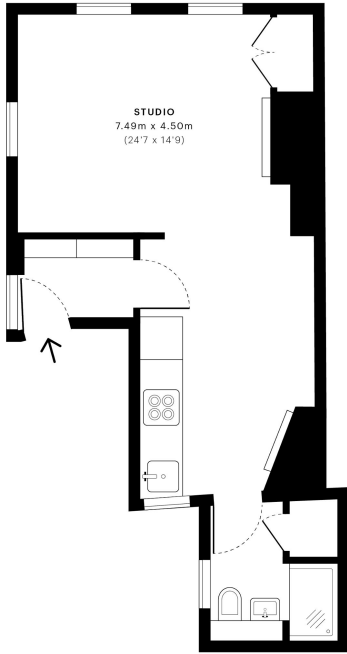


**Newburgh Street, W1F**

CAPTURE DATE: 01/06/2020  
LASER SCAN POINTS: 13,186,016


GROSS INTERNAL AREA  
**33.1 Sqm / 356.3 Sqft**








STUDIO  
7.49m x 4.50m  
(24'7" x 14'9")



— First Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
**33.1 Sqm / 356.3 Sqft**

 NET INTERNAL AREA (NIA)  
Excludes walls and external features. Includes walkways, recessed floor.  
**29.9 Sqm / 321.3 Sqft**

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
**0.0 Sqm / 0.0 Sqft**

 **spec**  
 **RICS**

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
32.4 Sqm / 349.2 Sqft  
IPMS 3C RESIDENTIAL  
30.8 Sqm / 331.7 Sqft

SPEC ID:  
Sec7da13e4116d0a0e67b857

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