

**For Rent**



## People Make Places



**Rupert Street, Chinatown W1**

Studio | 323 sq ft

£510 pw





Featuring exceptionally high ceilings and a separate sleeping area, this studio apartment is located between Piccadilly Circus and Leicester Square. Set in the eaves, adding to its charm, the living space has a modern kitchen positioned on one wall and fitted storage. Available unfurnished July.

#### What you need to know

- Studio apartment
- Shower room
- 4th floor (top)
- Good storage
- Wooden flooring
- Unfurnished
- Walk-up
- Secondary glazing
- Available July
- Close to Piccadilly Circus tube







## Overview

The apex ceiling of this studio gives the space character reflecting the period charm of the building. Positioned in the heart of Chinatown, on the fourth floor, walk-up, there is a separate sleeping area that gives the feeling of a one bedroom apartment with clever storage built into the eaves. A contemporary finish includes modern wooden flooring, a smart white kitchen that is positioned down one side of the studio space and a stylish shower room.

Chinatown is a vibrant enclave where East meets West, nestled between Soho, Leicester Square, Piccadilly Circus and Covent Garden home to almost 100 different restaurants serving a dazzling mix of cuisine from across East Asia. Transport links are accessible at Piccadilly Circus (Bakerloo and Piccadilly Lines) and Charing Cross mainline which offers train services out of London. Bus routes operate from Shaftesbury Avenue and Regents Street, while Covent Garden, Mayfair, St James's and Soho are all within walking distance.

The apartment is available in July 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: D.



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# People Make Places

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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**.

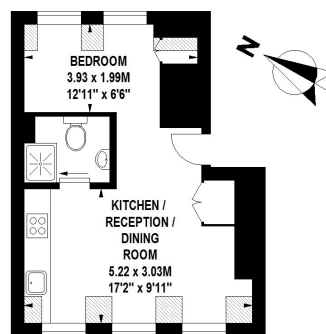
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	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Rupert Street, W1

Approximate Gross Internal Area 30 sq m / 323 sq ft



### Fourth Floor

Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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