

*tavistockbow*

**For Rent**



## People Make Places



**Lexington Street, Soho W1**

Studio | 355 sq ft

£525 pw





A stylish studio on the borders of Carnaby and Soho within easy reach of Oxford Circus tube and the foodies' paradise of Kingly Court. Positioned on the second floor and with a modern open plan kitchen and contemporary shower room. Available unfurnished February.

#### What you need to know

- Studio apartment
- Shower room
- First Floor
- Wood floors throughout
- Recently refurbished
- Unfurnished
- Modern open plan kitchen
- Professionally managed with 24-hour security close by
- Available February
- Close to Oxford Circus & Piccadilly tube



**Lexington Street, Soho W1**



### Overview

This studio apartment is on the first floor, walk-up, of a popular building on the borders of vibrant Soho and Carnaby, both renowned for their mix of independent and global brands across their retail and restaurant offerings. Finished with a modern aesthetic with wooden floors, a smart grey kitchen and neutrally decorated shower room, the studio has an open plan living space that is flooded in natural light. There is useful fitted storage.

Lexington Street lies on the border of Soho and Carnaby, which plays host to international and independent brands across its retail and restaurant outlets. Green space can be found at nearby Golden Square while there are several transport links within a short walk away including underground services at Oxford Circus (Central, Bakerloo and Victoria Lines) and Tottenham Court Road (Central, Elizabeth and Northern Lines) Underground Stations. Bus routes operate from nearby Oxford and Regents Streets while many central London neighbourhoods are easily on foot.

The apartment is available in February 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.

**Lexington Street, Soho W1**



# 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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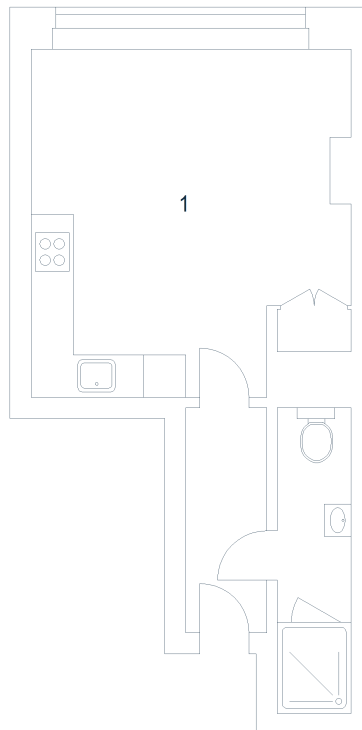
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Lexington Street, W1

Approximate Gross Internal Area 33 sq m / 355 sq ft

First Floor

1 Studio  
4.97 x 4.57M  
16'3" x 15'



Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4594  
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