

**For Rent**



## People Make Places



**York Buildings, Strand WC2**

2 bedrooms | 850 sq ft

£625 pw





A good size, two bedroom, two bathroom duplex apartment arranged over the top two floors of residential block located on York Buildings, a quiet residential street moments from Embankment Gardens. The flat also benefits from a private balcony.

#### What you need to know

- Two bedrooms
- Two bathrooms
- Duplex
- 3rd & 4th Floor
- Private balcony
- Unfurnished
- Open plan kitchen
- Close to Embankment Gardens
- Available immediately
- Close to Charing Cross and Embankment





### Overview

The apartment is on the 3rd and 4th floors (walk up) and includes two double bedrooms, an en-suite bathroom and a guest bathroom on the 3rd floor. The top floor features an open plan kitchen/reception room with doors to a balcony.

The property is unfurnished and is available immediately. The landlord offers 1-2 year tenancies with mutual break clauses, as negotiated - subject to contract. Westminster Council Tax band: G.

WHAT WE LOVE: Seconds from the lovely Embankment Gardens  
Private balcony  
Duplex  
Two good size double bedrooms  
Ideal for sharers.

WHAT YOU NEED TO KNOW No lift  
Carpets to the bedrooms  
Open plan kitchen



# People Make Places

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

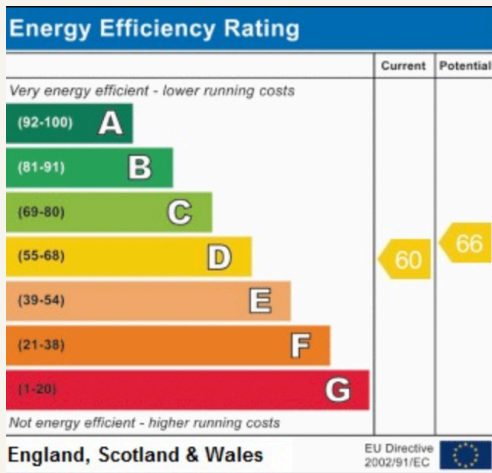
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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**.

MISINTERPRETATION ACT (COPYRIGHT) DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) of this property whose agents they are, given notice that: 1. These particulars do not constitute, not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Tavistock Bow Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989, Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentation Act 1991; These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

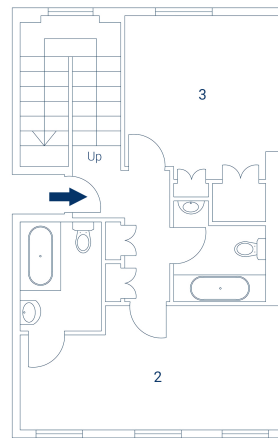
Follow us:     @tavistockbow



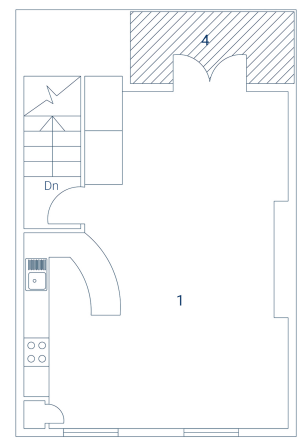
## York Buildings, WC2N

Approximate Gross Internal Area 79 sq m / 850 sq ft  
 Excluding External Balcony of 4 sq m / 43 sq ft

1 Living / Kitchen / Dining 5.29 x 6.56M 17'3" x 21'5"	2 Bedroom 5.27 x 2.63M 17'2" x 8'6"	3 Bedroom 3.20 x 4.21M 10'4" x 13'8"	4 Balcony 3.22 x 1.35M 10'5" x 4'4"
--	---	--	---



Third Floor



Fourth Floor

Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

**tavistockbow**

21 New Row, Covent Garden,  
 London, WC2N 4LE

t: 020 7477 2177  
 e: hello@tavistockbow.com  
 w: tavistockbow.com



**York Buildings, Strand WC2**