

ARCHER STREET, W1D

£1,195,000 LEASEHOLD WITH A SHARE OF FREEHOLD

Winkworth







ARCHER STREET, W1D

At the heart of London's entertainment scene! Theatres, restaurants, clubs, cinemas and shopping are all on your doorstep.

Just a two-minute walk from Piccadilly Circus, this bright two-bedroom, two-bathroom apartment occupies the second floor of an attractive period building and offers over approximately 1,000 sq ft of lateral living space. The property forms part of a former loft-style conversion and was once home to Charlie Chester's Casino, giving it a distinctive Soho history.

The apartment is centred around an impressive open-plan reception room, filled with natural light from large windows on three sides. Newly installed wooden flooring runs throughout the principal living areas, complementing the contemporary kitchen. A terrace accessed from the reception room provides an ideal setting for breakfast or evening drinks.

Both bedrooms are well-proportioned doubles. The principal bedroom benefits from an en suite shower room, while a separate family bathroom serves the second bedroom and guests.

With its loft-style proportions, period character and prime Soho location, this second-floor apartment will appeal to those seeking a home with individuality. Film enthusiasts may recognise the neighbourhood from A Touch of Class, starring Glenda Jackson and George Segal, which captured the atmosphere of this vibrant part of London.

Leasehold with Share of Freehold, approximately 104 years remaining

Ground Rent: Not applicable

Service Charge: About £3,000 per annum

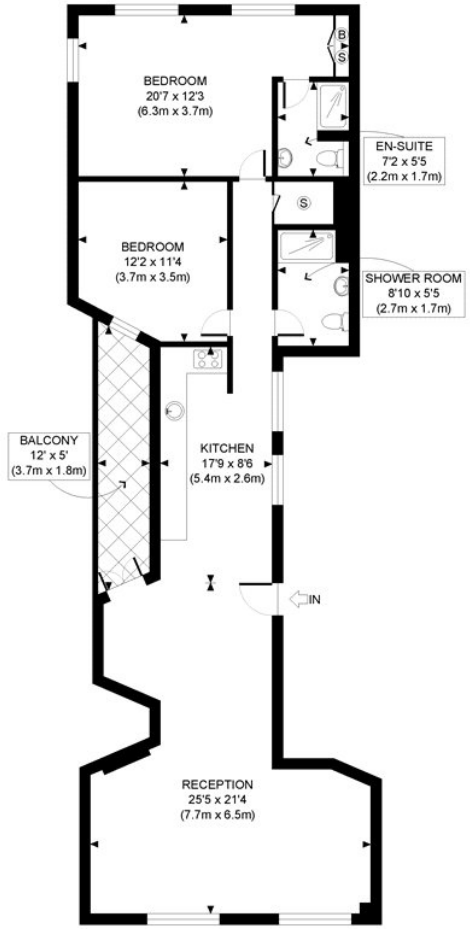
Council Tax: Band G, Westminster Council











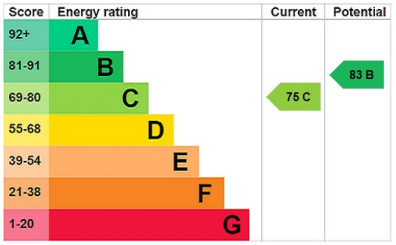
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1048 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1048 SQ FT/ 97 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTOPLANS



West End | 0207 240 3322 | westend@winkworth.co.uk

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