

ARCHER STREET, LONDON, W1D
£1,695,000 LEASEHOLD PLUS SHARE OF FREEHOLD

THE CENTRE OF THE CENTRE OF ENTERTAINMENT LONDON! THEATRES, RESTAURANTS, CLUBS, CINEMAS, AND SHOPPING ARE ALL ON YOUR DOORSTEP.

Lease: 104 years plus share of freehold | No Ground Rent | Service Charge: £3,000 p/a | Council Tax Band G: payable £1,625

West End | 020 7240 3322 | westend@winkworth.co.uk

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DESCRIPTION: A two-minute walk from Piccadilly Circus, this super bright 2-bedroom 2-bathroom is a spacious New York type of loft conversion (originally Charlie Chester's Casino, a favourite haunt of the Kray brothers) and offers over 1,000sf of living space along with a lovely sun-splashed (well, it's London, so, occasionally sunny) terrace. There are large windows on all four sides of the flat, newly installed wood floors, a super large sitting room and two well-sized bedrooms (one en-suite.) Infused with old Soho character, this 2nd story flat makes for a perfect home for someone uninterested in a boxy, cookie-cutter flat. For movie fans, think of the flat Glenda Jackson and George Segal rented for their trysts in *A Touch of Class*.



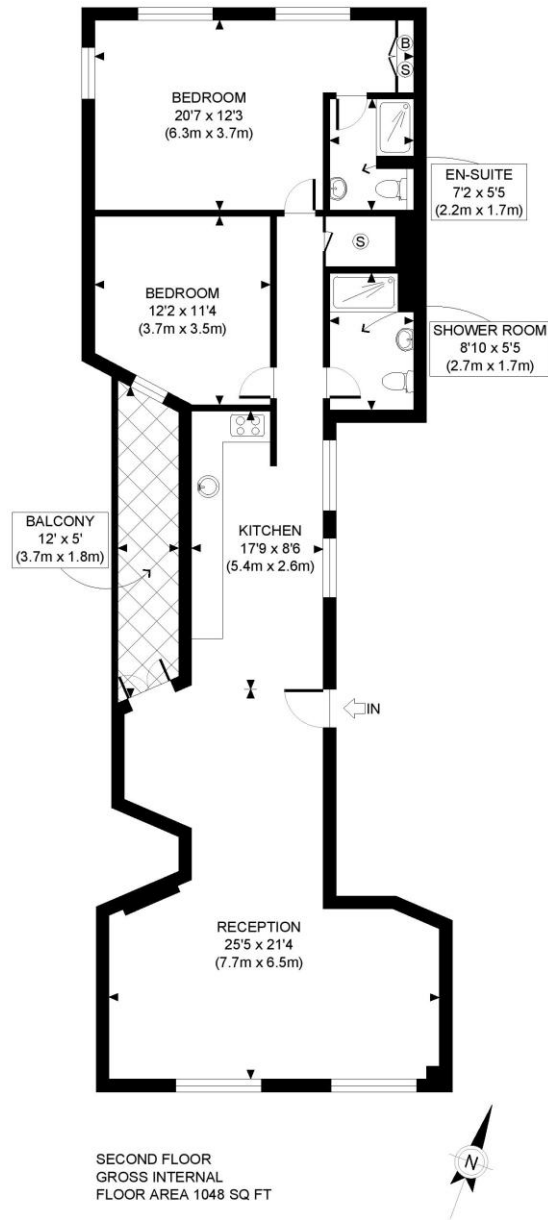
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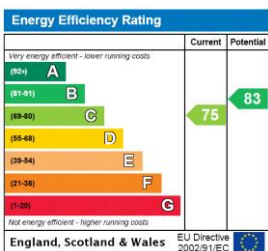
APPROX. GROSS INTERNAL FLOOR AREA: 1048 SQ FT/ 97 SQM

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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 PHOTO PLANS
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Share of Freehold

Term: 104 year and 8 months

Service Charge: Approx. £3,000 per annum

Ground Rent: NIL

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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