



ARCHER STREET, W1D
£1,495,000 SHARE OF FREEHOLD

Winkworth



ARCHER STREET, W1D

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 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 provenance.

The apartment is centred around an impressive open-plan reception room of generous proportions, filled with natural light from large windows on all four sides. Newly installed wooden flooring runs through the principal living areas, complimenting the contemporary kitchen.

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. A private terrace provides valuable outdoor space, ideal for a morning coffee or evening drink, and enhances the sense of light and openness throughout the flat.

With its loft-style scale, period character and prime Soho location, this second-floor apartment will appeal to those seeking something with individuality, rather than a more conventional modern development. 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.



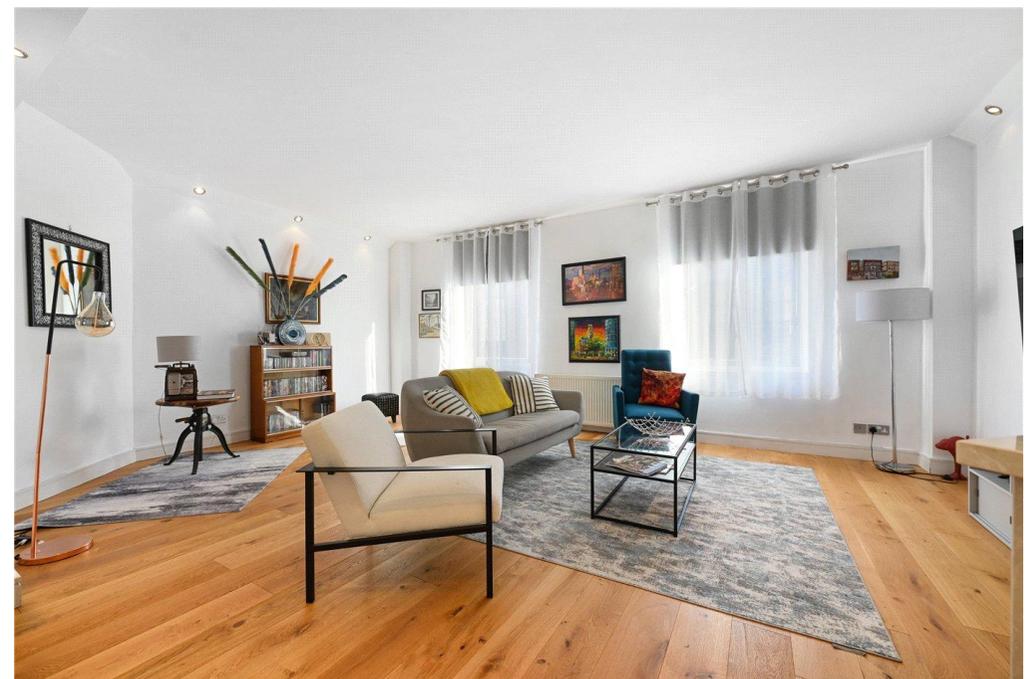
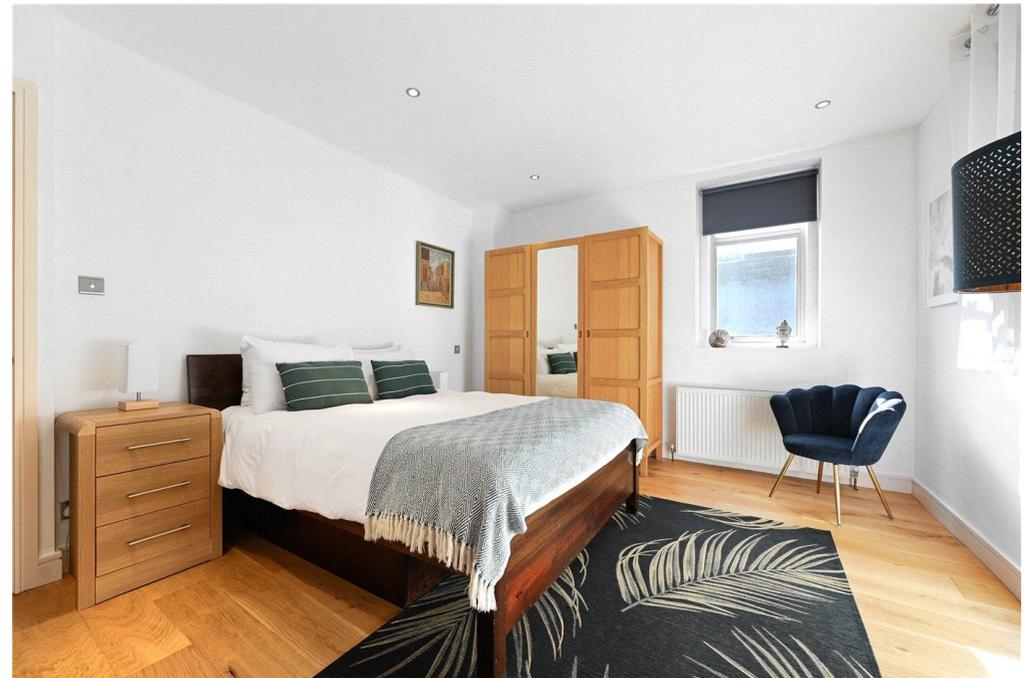
Leasehold: Approximately 105 years

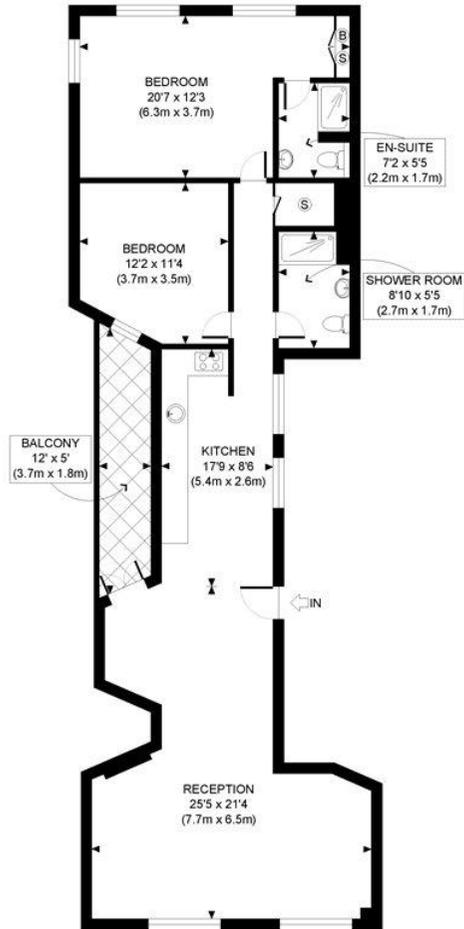
Plus, Share of Freehold

Ground Rent: Not applicable

Service Charge: Approximately £3,000 per annum

Council Tax: Band G payable £1,625





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 PHOTO PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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