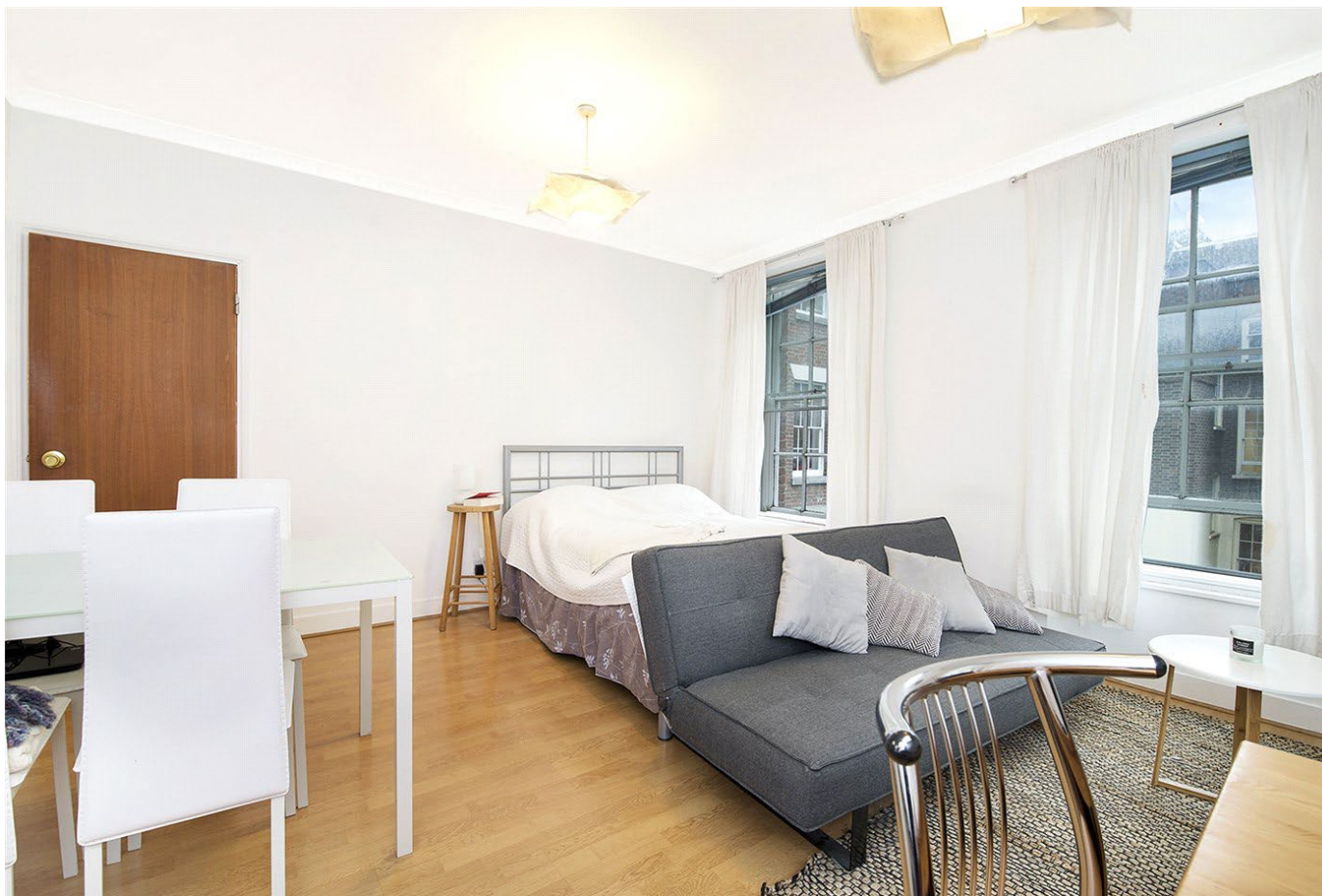




DUFOURS PLACE, W1F
£450,000 LEASEHOLD

Winkworth



DUFOURS PLACE, W1F

A spacious second floor studio flat, located in a small block of flats in the heart of Soho, just off Broadwick street.

The property benefits from a separate kitchen, a lift, very good communal areas, and a long lease. The flat itself is light, bright and very quiet. DuFour's place is a very central part of Soho close to Berwick Street Market.

Oxford Circus, Bond Street, Tottenham Court Road Stations and the Elizabeth line are all close by.

This larger than usual studio flat is all within walking distance to some of London's major universities such as LSE, UCL and Kings. A must-see property.

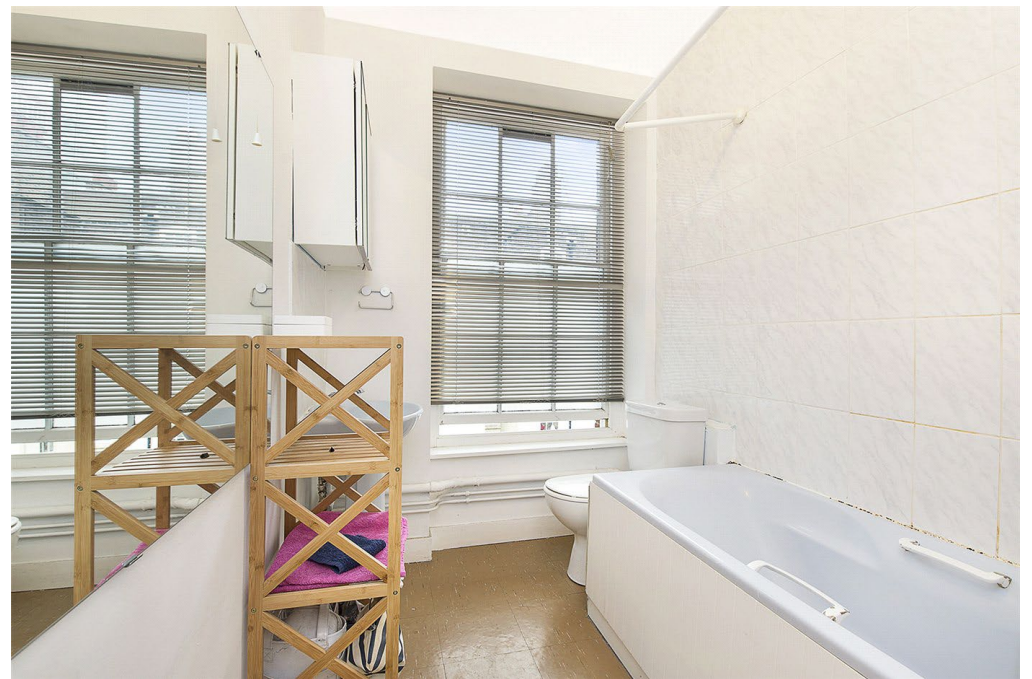
Leasehold: Approx. 168 years remaining

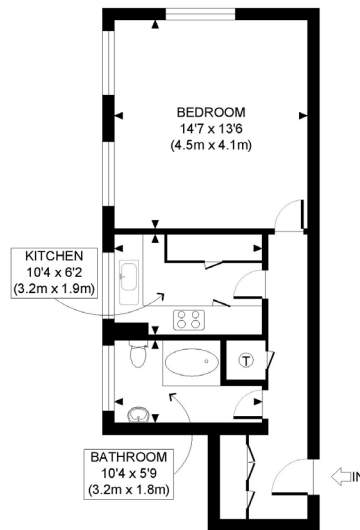
Service Charge: £3,500 per annum

Ground Rent: Peppercorn

Council Tax: Band E Payable £1,245 per annum







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 420 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 420 SQ FT/ 39 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
THE STEP AHEAD FOR PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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