

# PARKER JAMES

ESTATES

Established since 1995



## Old Compton Street London W1D 4TZ

- Available 3rd September
- Fourth Floor
- Wood flooring
- Modern tiled bathroom
- Two minutes to Piccadilly Circus station
- Furnished
- Secondary glazed
- Fitted kitchen with dining space
- Heart of Soho
- Close to St Anne's Gardens

£507 Per Week

# Old Compton Street

London W1D 4TZ



Available from the 3rd of September on a furnished basis is this well presented fourth floor flat located on one of vibrant Soho's best known streets.

The 38 sqm property is one of seven in this well maintained building with it's entrance door accessed from the street and briefly comprises an entrance hall, front facing reception room with secondary glazing, fitted kitchen/breakfast room with integrated appliances, one front facing double bedroom which is also secondary glazed and a fully tiled modern bathroom.

Old Compton Street is just a few minutes walk from Leicester Square (Northern and Piccadilly lines) and Piccadilly Circus (Bakerloo and Piccadilly) stations, an enviable choice of highly regarded restaurants, the popular bars and pubs which make Soho so enduring whilst pleasant open space can be enjoyed in nearby St Anne's Gardens.



Directions



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

**PARKER JAMES**  
ESTATES

Established since 1995

48 Warwick Street Soho, London, W1B 5NL

Tel: 020 7287 4244 Email: [management@parkerjamesestates.co.uk](mailto:management@parkerjamesestates.co.uk) [parkerjamesestates.co.uk](http://parkerjamesestates.co.uk)