

# Wild & Co.

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## 4 Tisbury Court, W1D 6BG

Superbly located in the heart of Soho, this bright one-bedroom apartment occupies the 3rd floor of a striking period red-brick building. The property features a spacious dual-aspect reception room filled with natural light, a well-proportioned double bedroom, a modern shower room/WC and a fully equipped kitchen. Wood flooring throughout enhances the sense of character and warmth. Offered with a long lease and no upper chain, making it ideal for both owner-occupiers and investors.

**Offers In Excess Of £500,000 | Leasehold**

# 4 Tisbury Court, W1D 6BG



- Prime West-End Location
- Dual-Aspect Windows
- Mansion Flat
- Third Floor
- Characterful Features
- Wood Flooring Throughout
- Separate Contemporary Kitchen
- Close to Tottenham Court Road, Piccadilly Circus & Leicester Square Stations

## Full Description:

Superbly located in the heart of Soho, this bright one-bedroom apartment occupies the 3rd floor of a striking period red-brick building. The property features a spacious dual-aspect reception room filled with natural light, a well-proportioned double bedroom, a modern shower room/WC and a fully equipped kitchen. Wood flooring throughout enhances the sense of character and warmth. Offered with a long lease and no upper chain, making it ideal for both owner-occupiers and investors.

Piccadilly and Bakerloo lines, with national and international rail services available from nearby Euston, Charing Cross and King's Cross/St Pancras.

Soho offers an unrivalled Central London lifestyle, with world-class restaurants, boutique shops, live entertainment and nightlife on the doorstep, as well as Soho Square and the West End moments away. The apartment is ideally positioned within close proximity of Covent Garden, Mayfair and Piccadilly Circus.

Excellent transport links are provided by Tottenham Court Road, Oxford Circus and Piccadilly Circus stations, offering access to the Central, Northern,



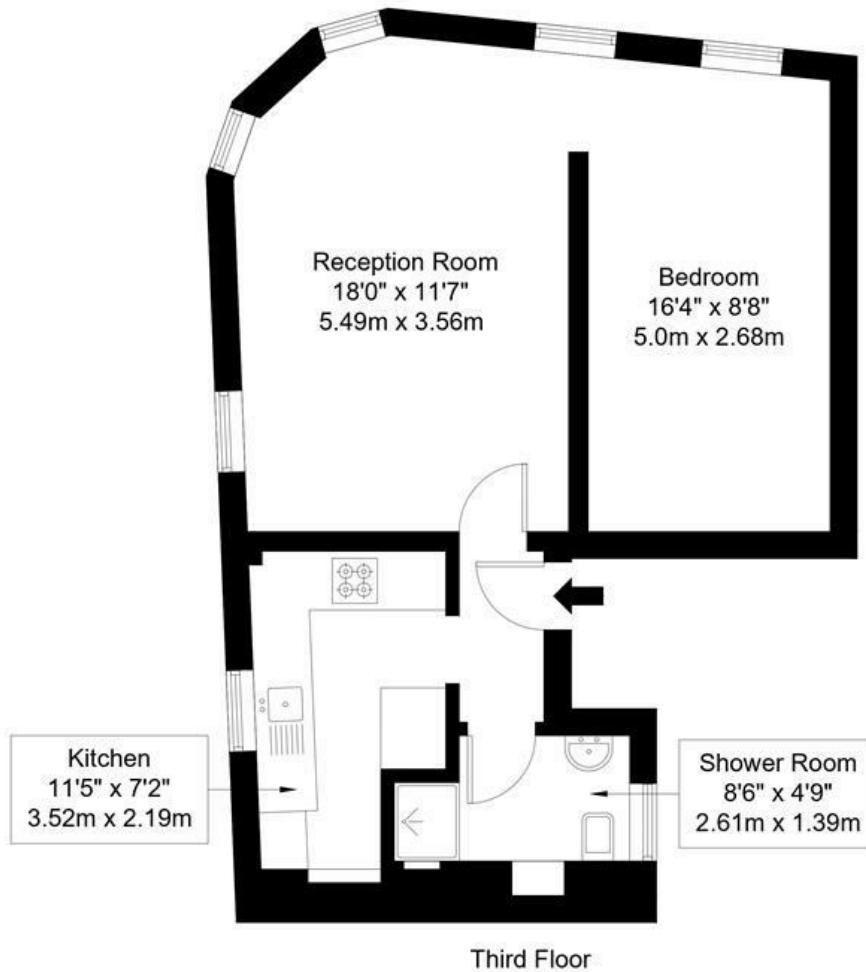
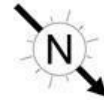
## Directions

Rupert Street dissects Shaftesbury Avenue, and can also be accessed from Brewer Street and Coventry Street and is 0.2 miles to Piccadilly Circus Station. 0.3 miles to Leicester Square Station.



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Approx Gross Internal Area = 48.06 sq m / 517 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency 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			
		69	80
England & Wales		EU Directive 2002/91/EC	

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

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