



**BERWICK STREET, LONDON, W1F**  
£4,750,000

**Carter Jonas**

# BERWICK STREET, LONDON, W1F

This south facing 3 bedroom duplex Penthouse is located in the heart of Soho known as one of the most creative parts of London.

The penthouse is on the third floor (with lift) of this newly built development. As you enter the apartment you walk into the open plan kitchen/living/dining area which leads out on to a around landscaped terrace. On this floor there is the third double bedroom with en suite WC which could also be used as a home office.

The principle bedroom is on the fourth floor featuring a large dressing room area and ensuite bathroom. The second double bedroom with dressing room and en suite shower along with the second landscaped terrace that wraps around both bedrooms.

The apartment is superbly located for the world class restaurants, bars, shops and theatres across Soho and Covent Garden.

It is also conveniently located with underground Stations all within walking distance: - Piccadilly Circus 0.3 miles-- 6 minute walk (Bakerloo & Piccadilly Lines). - Leicester Square 0.4 miles - 8 minute walk (Northern and Piccadilly Lines). - Oxford Circus 0.4 miles - 9 minute walk (Central, Victoria and Bakerloo Lines).

## AMENITIES

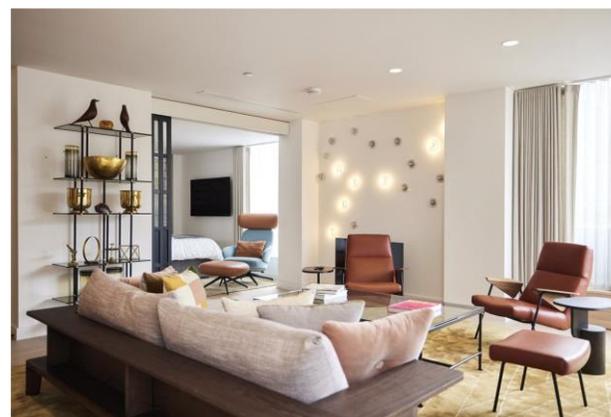
- New Build Development
- Penthouse
- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- 2 Terraces
- Lift
- Service Charge: £7,243.54
- Ground Rent: N/A

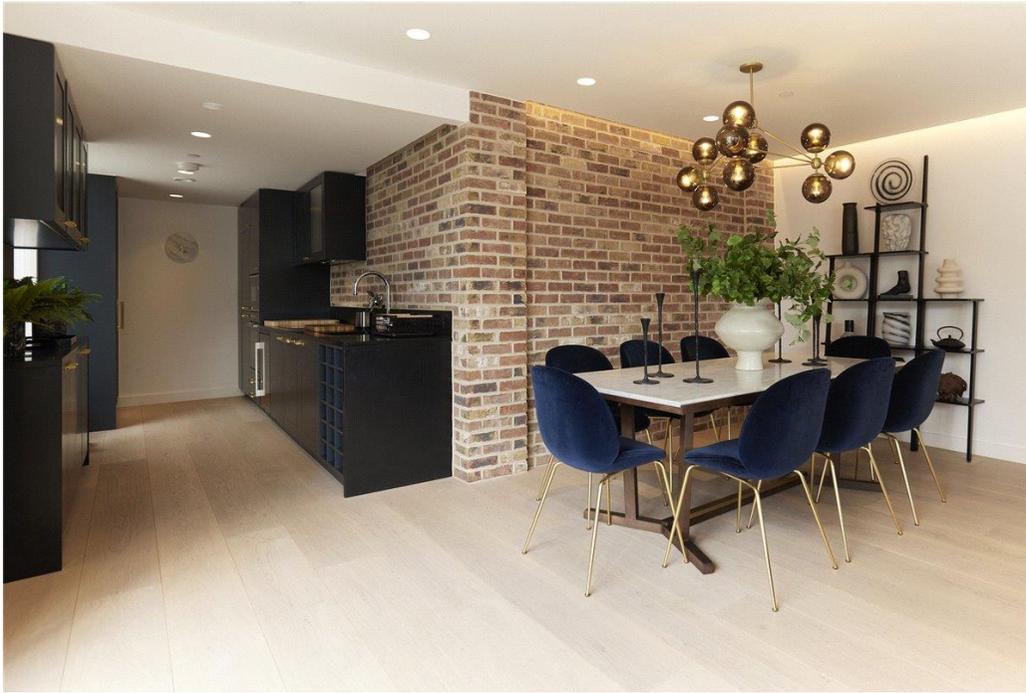
**TENURE** Leasehold - 100 years

**LOCAL AUTHORITY** Westminster City Council (Band H)

**EPC BAND** B

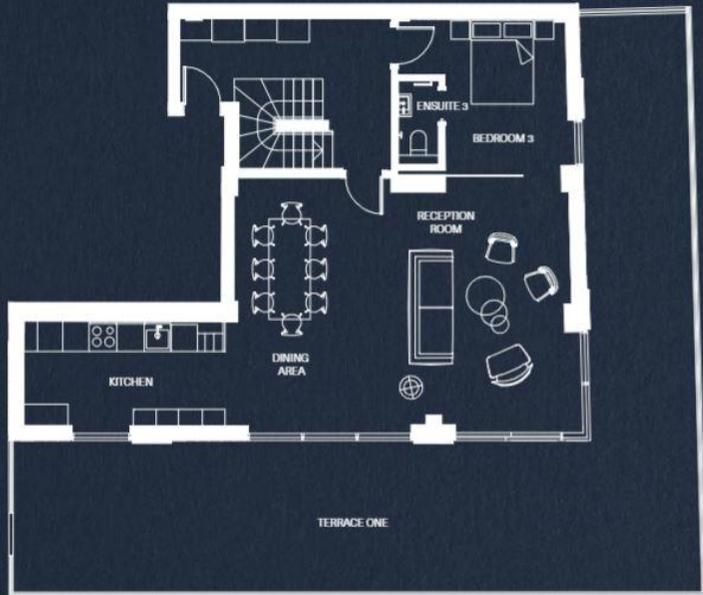
**THIS SOUTH FACING 3 BEDROOM DUPLEX PENTHOUSE IS LOCATED IN THE HEART OF SOHO KNOWN AS ONE OF THE MOST CREATIVE PARTS OF LONDON.**



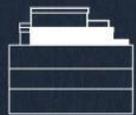


Type	Apartment	Space	Metres	Feet
3 Bed	TWELVE Lower Floor Level 03	Total Penthouse Area	146.2 sq m	1,574 sq ft
		Terrace One Area	40 sq m	431 sq ft
		Living Area	5m x 7.3m	16'4" x 23'10"
		Kitchen Area	2.3m x 4.7m	7'5" x 15'4"
		Bedroom One	3.3m x 2.7m	10'9" x 8'9"

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HOPKINS STREET



For indicative purposes only. Not to scale.



Type	Location	Space	Metres	Feet
3 Bed	TWELVE Upper Floor Level 04	Terrace Two Area	55 sq m	592 sq ft
		Bedroom Two	2.67m x 3.31m	8'8" x 10'9"
		Bedroom Three	3.25m x 5.07m	10'7" x 16'6"



HOPKINS STREET



For indicative purposes only. Not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	82
(69-80)	<b>C</b>	82
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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