

Archer Street, London, W1D

A very special split level apartment located in the heart of Soho, exceptionally well presented with characterful interiors.

Occupying the fourth and fifth floors of a period building on one of Soho's most well regarded streets, this imaginative and characterful split level apartment offers a genuinely individual living experience in the heart of central London.

The fourth floor forms the main living space, comprising a generous open plan reception and kitchen with exposed brick walls, high ceilings and bespoke shelving, accessed by a library ladder.

The kitchen is well equipped with a Smeg fridge freezer, dishwasher and the property includes a separate utility room and shower room, which are positioned on the third floor landing.

The fifth floor principal bedroom is a calm and beautifully considered space, with vaulted ceilings, skylights, exposed brick and excellent built-in storage.

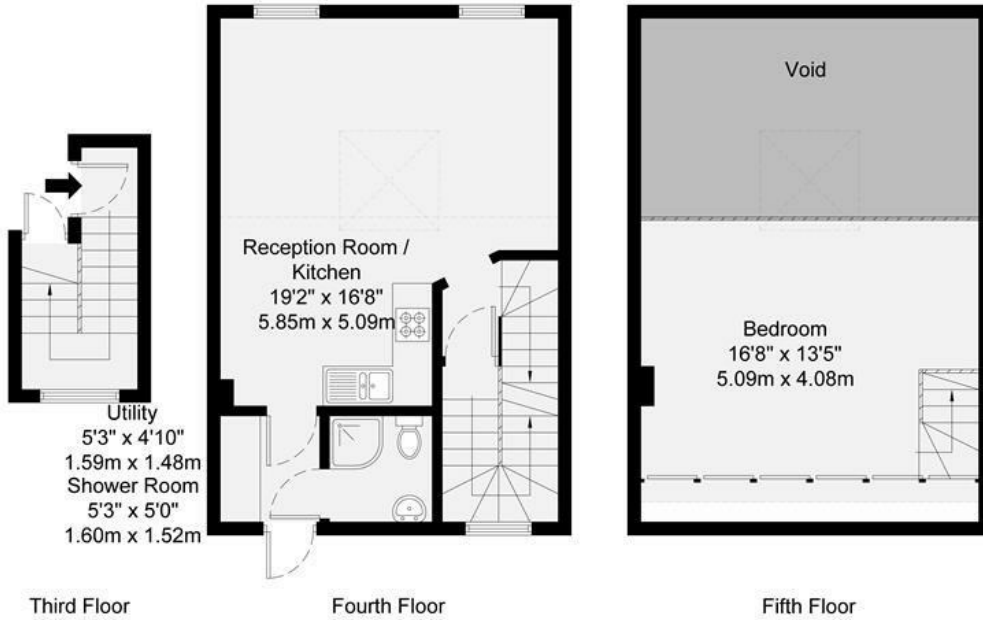
A top floor terrace offers sought after outside space with open rooftop views across the Soho skyline. The terrace is non demised. With superb storage throughout, a long lease of 150+ years and low service charge, this is a fantastic opportunity to secure a Soho home.

This location offers instant access to the boutique stores, the West End theatres, the restaurants and the main attractions of Covent Garden, Carnaby Street, Piccadilly Circus and Leicester Square.

Viewings highly recommended, by appointment only.

- Split level apartment across the 4th and 5th floors
- Principle bedroom with skylights and vaulted ceilings
- Characterful open plan reception and kitchen
- Custom made shelving with library ladder
- Exposed brick and character throughout
- Roof terrace (non-demised)
- Long lease of over 150 years
- Borough of Westminster

Asking price £850,000



Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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			
		53	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

