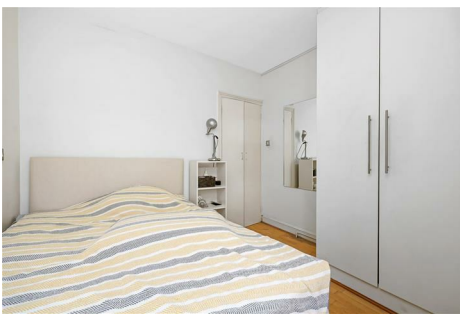


OUTLET

RESIDENTIAL



10a Old Compton Street London W1D 4TG

- Renowned Old Compton Street
- Well maintained secure building
- Neutrally decorated
- Secondary glazing
- Tottenham Court Road station within walking distance
- Heart of the West End
- Second floor
- Wood flooring
- Leicester Square station minutes away
- Close to Soho Square

Asking Price £675,000

10a Old Compton Street

London W1D 4TG



For sale with no onward chain is this well presented second floor flat on renowned Old Compton Street in the heart of the West End.

The 37 sqm secondary glazed property with wood flooring throughout is one of nine flats in this secure and well maintained building briefly comprises an entrance hall, front facing reception room which enjoys plenty of natural light and is open plan to a fitted kitchen with integrated appliances, one rear facing double bedroom with fitted wardrobes and a fully tiled bathroom.

Old Compton Street is a few minutes walk from Piccadilly Circus (Bakerloo and Piccadilly lines) and Leicester Square (Northern and Piccadilly) underground stations and the numerous bars and restaurants which make Soho so enduring whilst pleasant open space can be found in St Anne's Gardens on nearby Wardour Street.



[Directions](#)



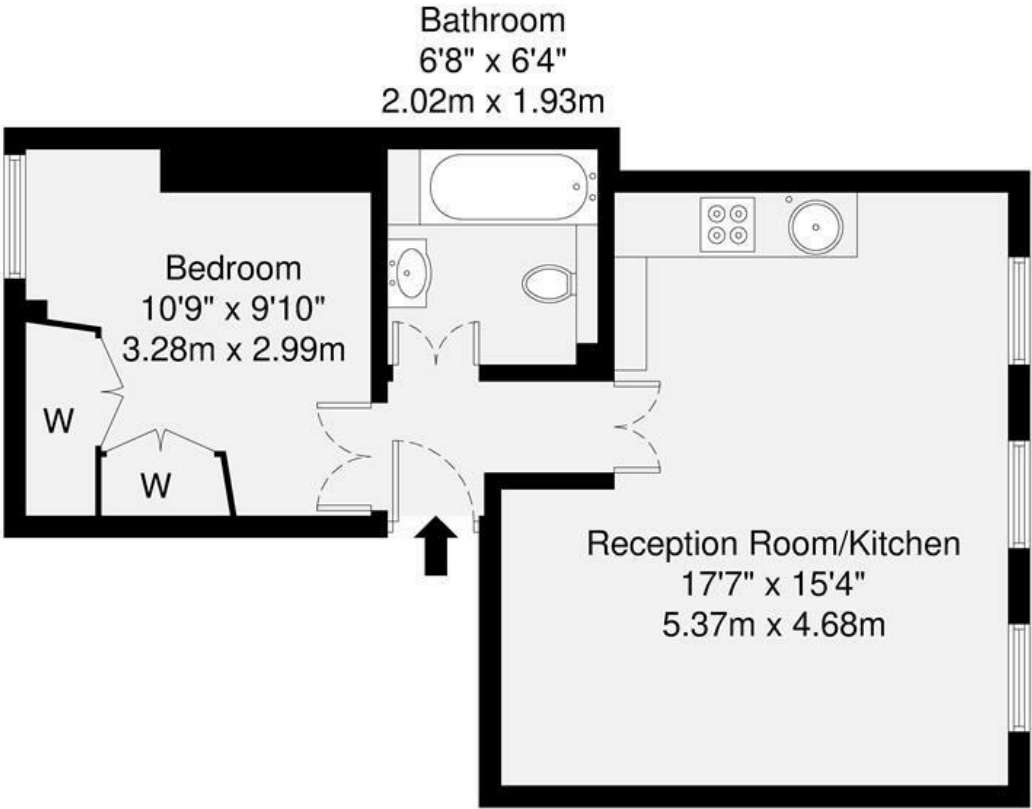
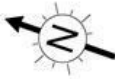


Floor Plan



Old Compton Street, W1D

GROSS INTERNAL AREA
41.1 sq m / 442 sq ft



Second Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 41.1 sq m / 442 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 1.8 sq m / 19 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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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.

Maison
VUE

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