



Hollen Street, Soho **W1F**



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With far reaching views over the west end, this apartment has been designed by world renowned Johnson & Naylor. Located on the fifth and sixth floors, the flat comprises a large principal bedroom complete with built in storage, a dressing area, and a modern en-suite bathroom. The second double bedroom comes complete with built in storage and a modern bathroom.

The living room is complete with a modern bespoke kitchen which leads out onto a sizeable south facing roof terrace. The apartment boasts plenty of natural light and has been finished to a very high standard.

The building has a concierge and the apartment comes with a secure underground parking space.



Guide price: £2,730,000

Tenure: Leasehold: approximately 149 years remaining

Service charge: £9,200 per annum, reviewed annually

Ground rent: £300 per annum, reviewed annually

Local authority: City of Westminster

Council tax band: Unknown

Location

Positioned in the heart of vibrant Soho, Hollen Street has two underground stations within easy reach; Tottenham Court Road (Central & Northern Lines) and Oxford Circus (Piccadilly, Victoria and Central lines). Because of its centralised location the development also benefits from numerous bus routes to help travel around the City.









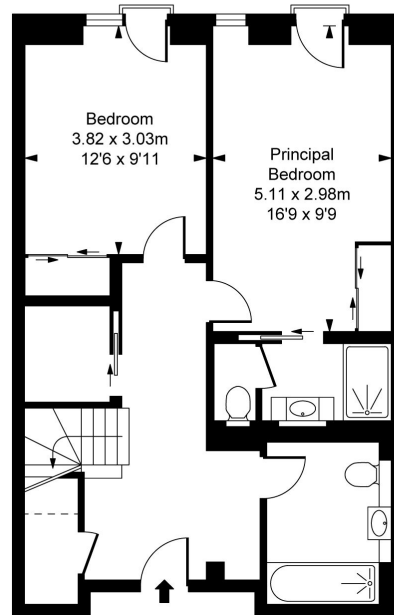
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Hollen Street, Soho, W1F
Approximate Gross Internal Area
106.19 sq m / 1,143 sq ft

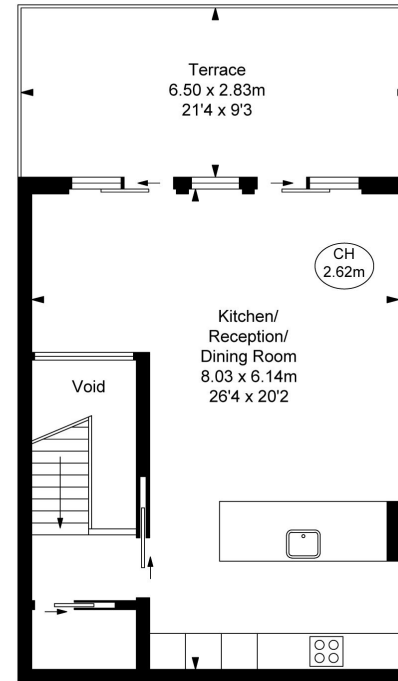
(Including restricted height
under 1.5m [-----])

(Including Void)

(CH = Ceiling Heights)



Fifth Floor
Approximate Gross Internal Area
56.98 sq m / 613 sq ft



Sixth Floor
Approximate Gross Internal Area
49.21 sq m / 530 sq ft

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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