

## WELLS STREET W1T 3PL

£2,600 PER MONTH

Living room converted in to a second bedroom\* Two bedroom apartment situated in a highly desirable location just off Oxford Street.

This smart apartment is situated on the raised ground floor, comprises of a separate kitchen with modern integrated appliances, two double bedrooms and a modern tiled bathroom.

Wells Street is located just off Mortimer Street where shops and amenities are on your door step. Oxford Circus (Victoria, Central and Bakerloo Line) and Goodge Street (Northern Line) are within a few minutes walk.

**Hemmingfords**

# Furnival Mansions, W1T

Approximate Gross Internal Area  
400 sq ft / 37.16 sq m

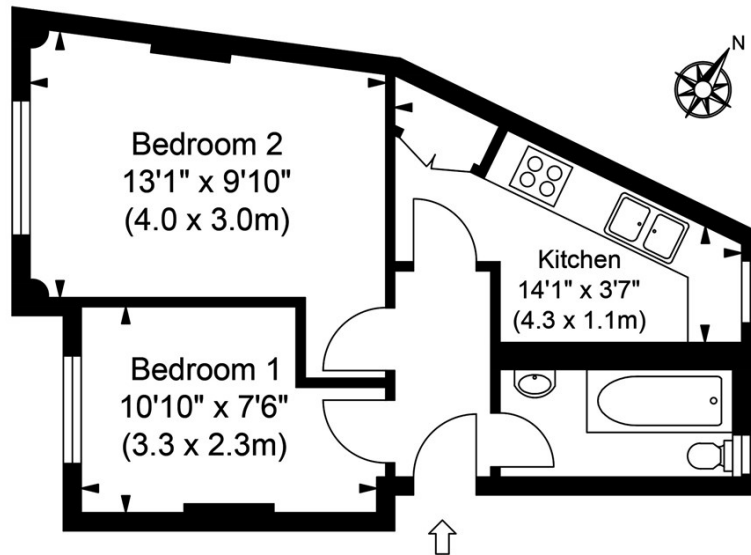


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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