



**WELLS STREET, LONDON, W1T**

£807.69 per week\*

**Carter Jonas**

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## **FLAT 8, ST. ANDREW CHAMBERS, WELLS STREET, LONDON, W1T 3PJ**

- Located on Wells Street
- Bright reception room with a large window
- Stylish wooden flooring
- Fully fitted kitchen
- 2 bedrooms
- Bathroom with a bathtub/ shower

### **THE PROPERTY**

Located on Wells Street, this charming apartment offers a bright reception room with a large window and stylish wooden flooring—perfect for a dining area. The flat also features a fully fitted kitchen. It features two bedrooms: one with a double bed and another with a single bed. This also has a beautiful bathroom including a bathtub and shower.

Wells Street, located in the heart of London's West End, is a vibrant and fashionable area known for its trendy boutiques, cafes, and lively nightlife. Nestled near Oxford Street and Soho, it offers a mix of historic charm and modern sophistication. The street is easily accessible via nearby train stations: Oxford Circus Station (approximately 0.3 miles away), Tottenham Court Road Station (about 0.4 miles), and Piccadilly Circus Station (roughly 0.5 miles). Wells Street provides a central base for exploring London's shopping, entertainment, and cultural attractions, making it a popular destination for locals and visitors alike.

Holding deposit is 1 week's rent = £807.69 (at asking price)

Security deposit is 5 week's rent = £4,038.45 (at asking price £807.69pw)

Minimum Term 12 months

Council Tax Band E

For the latest information on broadband and mobile coverage, please visit [/checker.ofcom](http://checker.ofcom) for the most up-to-date details.

Located on Wells Street, this charming apartment features two bedrooms, a fully fitted kitchen, a bathroom, and a welcoming reception room. It provides a comfortable, well-appointed space perfect for modern living in a vibrant and lively area.



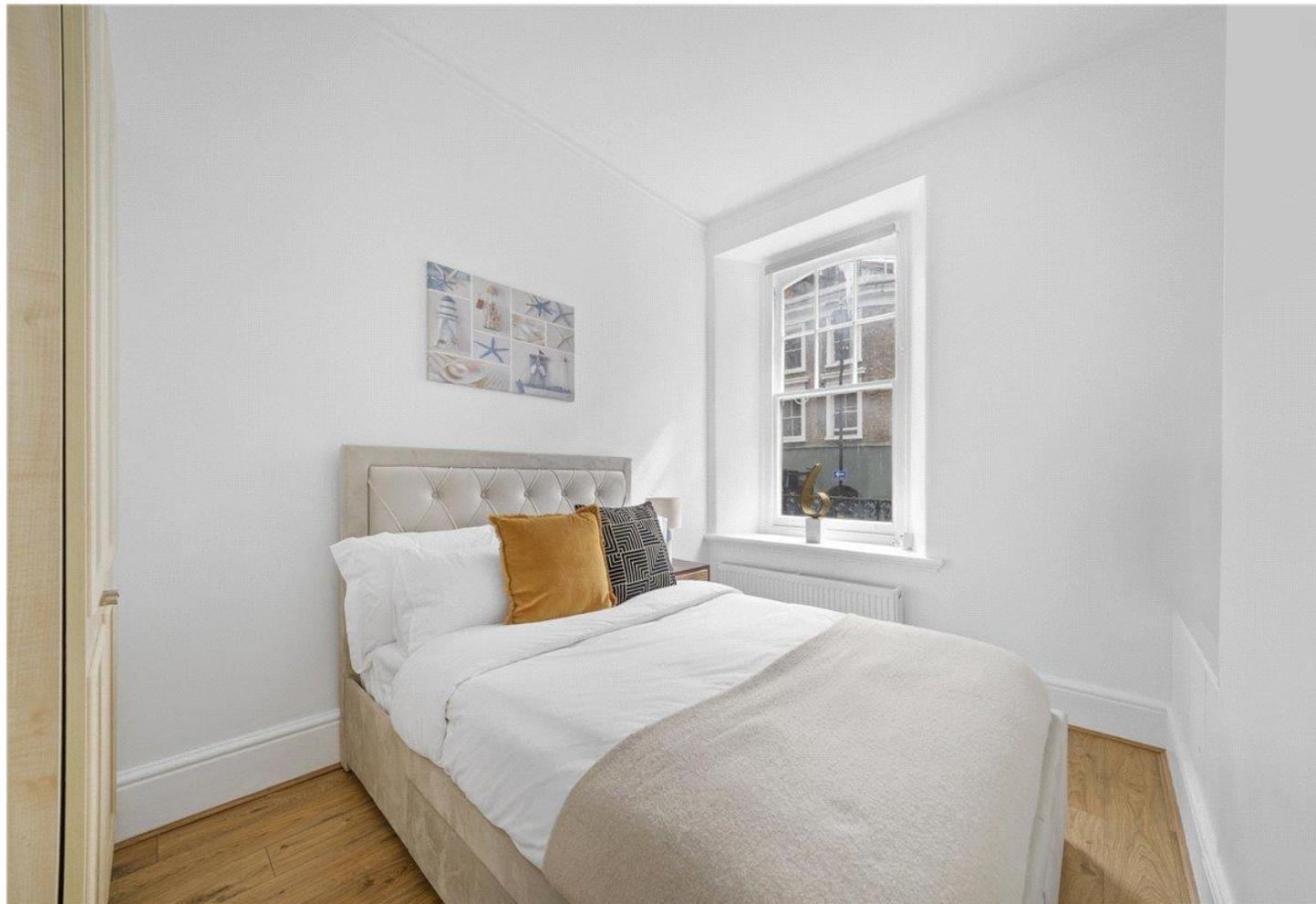
## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

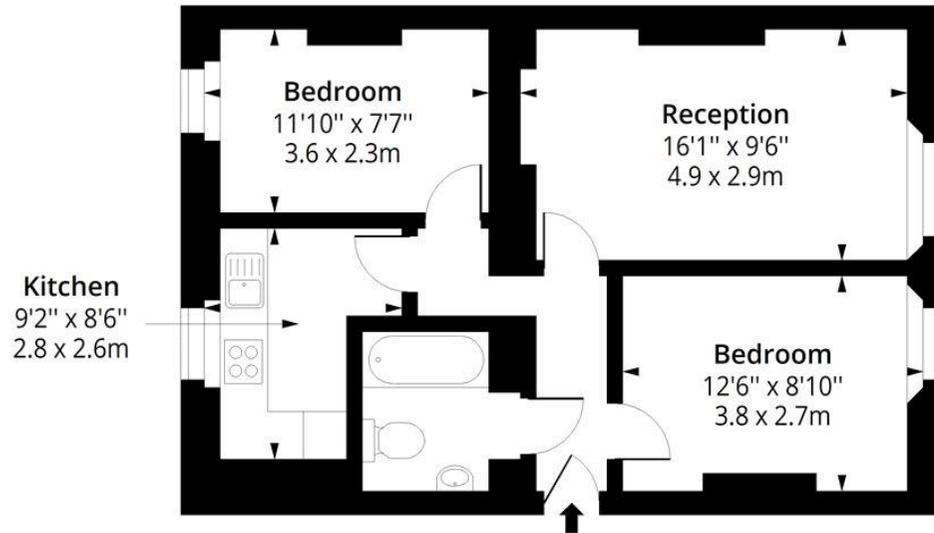
Local Authority Westminster City Council - Council Tax Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# St. Andrew Chambers, W1T

Approx. Gross Internal Area 568 Sq Ft - 52.77 Sq M



## Upper Ground Floor

Floor Area 568 Sq Ft - 52.77 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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Classification L2 - Business Data

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.