

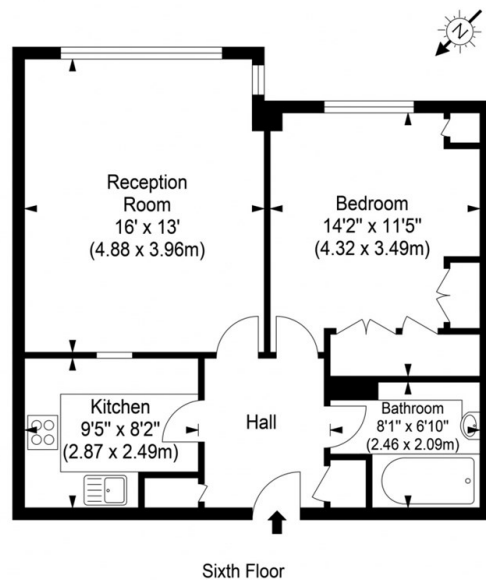
## The Phoenix

£775 Per Week

- 575 sq ft of well-designed living space
- Moments from luxury shopping, restaurants, and excellent transport links
- Prime location next to Selfridges, in the heart of Central London
- Modern one-bedroom apartment in the sought-after Phoenix development

## The Phoenix, Bird Street, London, W1U 1BU

Approx. Gross Internal Area 575 sq ft - 53.43 sq m



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

## Directions

## Viewings

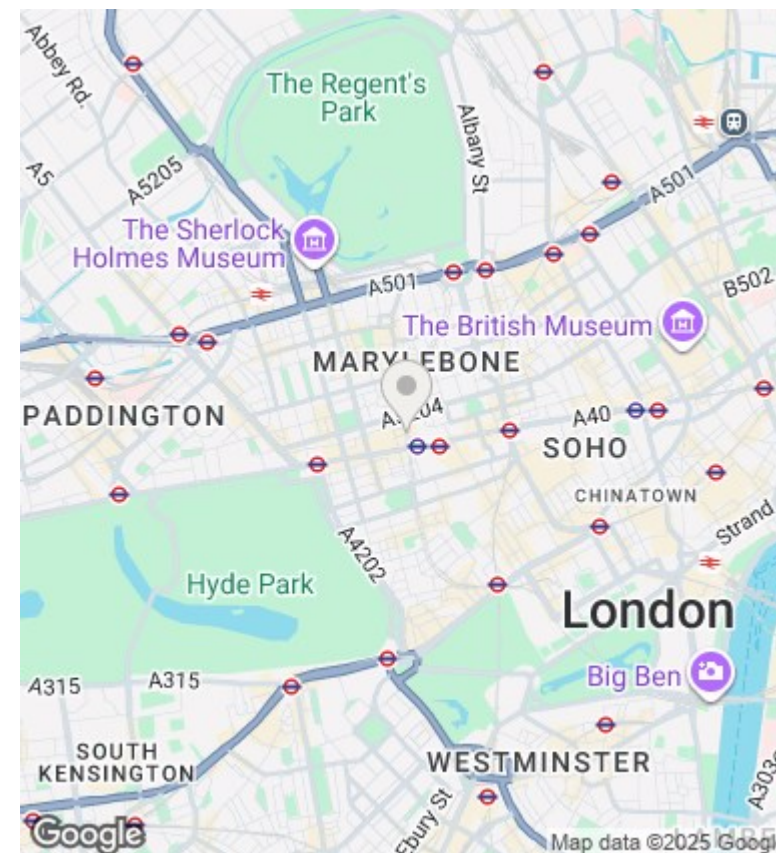
Viewings by arrangement only. Call 02070990800 to make an appointment.

## Council Tax Band

G

## EPC Rating:

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	