

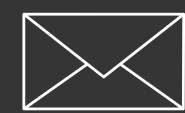
THE PATHÉ BUILDING – W1



Asking Price £1,795,000

THE PATHÉ BUILDING — W1

In the heart of London's most creative neighbourhood, The Pathé Building is the iconic former home of one of the world's pioneering moving picture companies.



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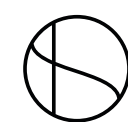


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THE PATHÉ BUILDING — W1

DINING/ KITCHEN





THE PATHÉ BUILDING — W1

Behind the elegant façade of this distinctive Soho building lies a compelling story. It was here in 1902 that French film pioneers The Pathé Brothers made their original base in London. From The Pathé Building came production innovations that drove the rise of the film and media industry in London, a scene still synonymous with Soho today.

A building of character, history and architectural elegance, with creative breakthroughs and innovation at its heart.

With interiors that are a warm, inviting combination of natural textures and contemporary detailing, this duplex apartment has been interior designed to reflect both the vibrancy of the local area, and the quality of the finishes.

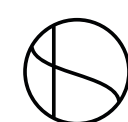
These finishes include full height doors, double glazed bronze framed windows and fumed white oak flooring. A bespoke kitchen includes natural stone countertops, smoked glass splash-backs and Miele appliances.

Soho is London's original creative neighbourhood, and it's most diverse too. From the 1700's onwards, waves of immigration saw it welcome London's first French, Italian and Chinese communities. Today, it's still home to a

thriving Chinatown, London's oldest French patisserie, Maison Bertaux, which opened in 1871, and Bar Italia, the first espresso bar in London.

During the '50s and '60s, Soho was the beating heart of London's music scene - Bowie, The Stones, The Who, Hendrix and Pink Floyd were all regulars at The Marquee Club, whilst around the corner at Ronnie Scotts, Miles Davies and Ella Fitzgerald were part of London's burgeoning Jazz scene.

The modern day Soho is no less exciting and eclectic, and now fashion brands sit alongside restaurants, bars, and private members clubs, including Quo Vadis and on Greek Street, the original Soho House.



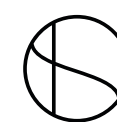
THE PATHÉ BUILDING — W1



DINING/ RECEPTION/ STUDY



KITCHEN



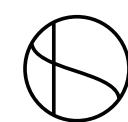
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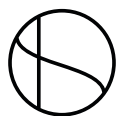
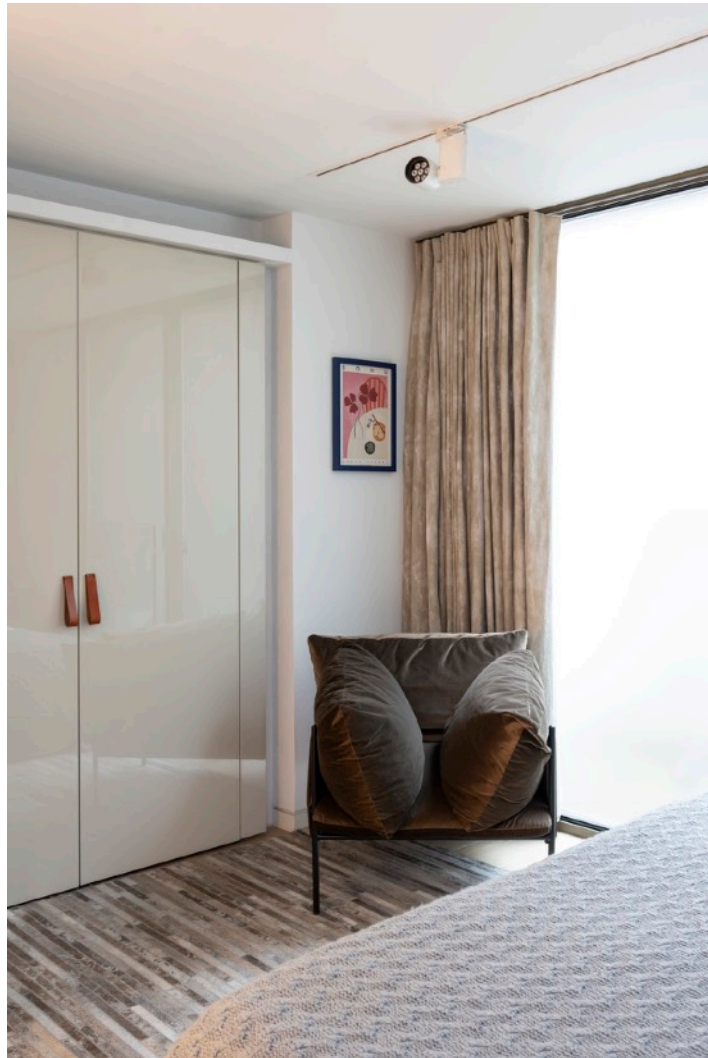
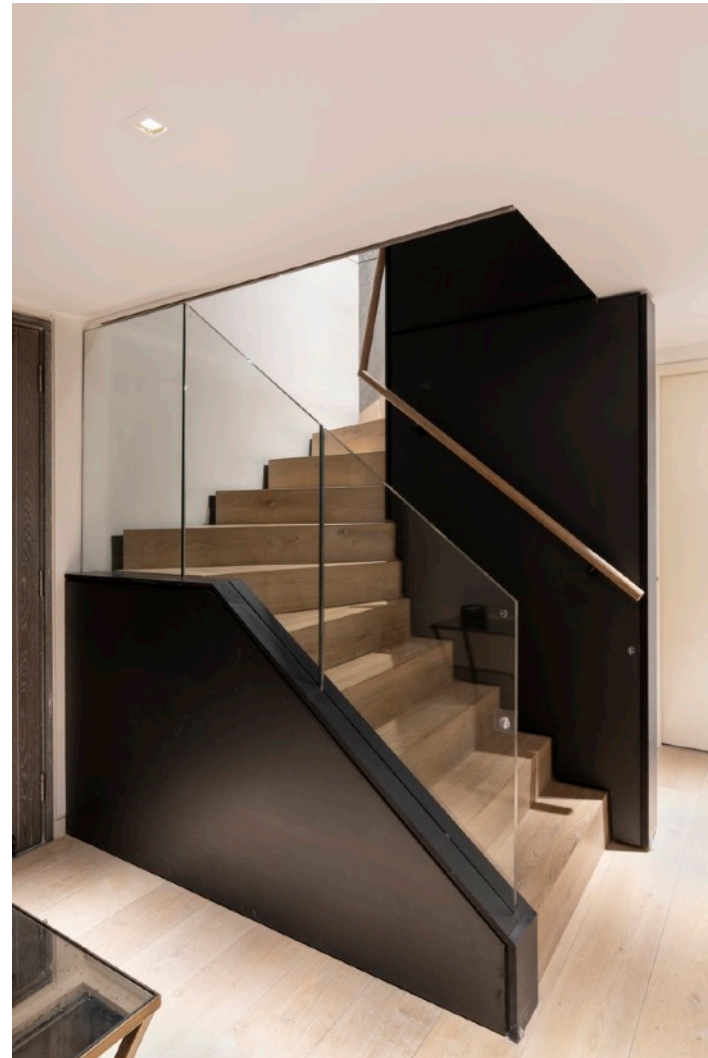
EN-SUITE SHOWER ROOM



PRINCIPAL BEDROOM



THE PATHÉ BUILDING — W1

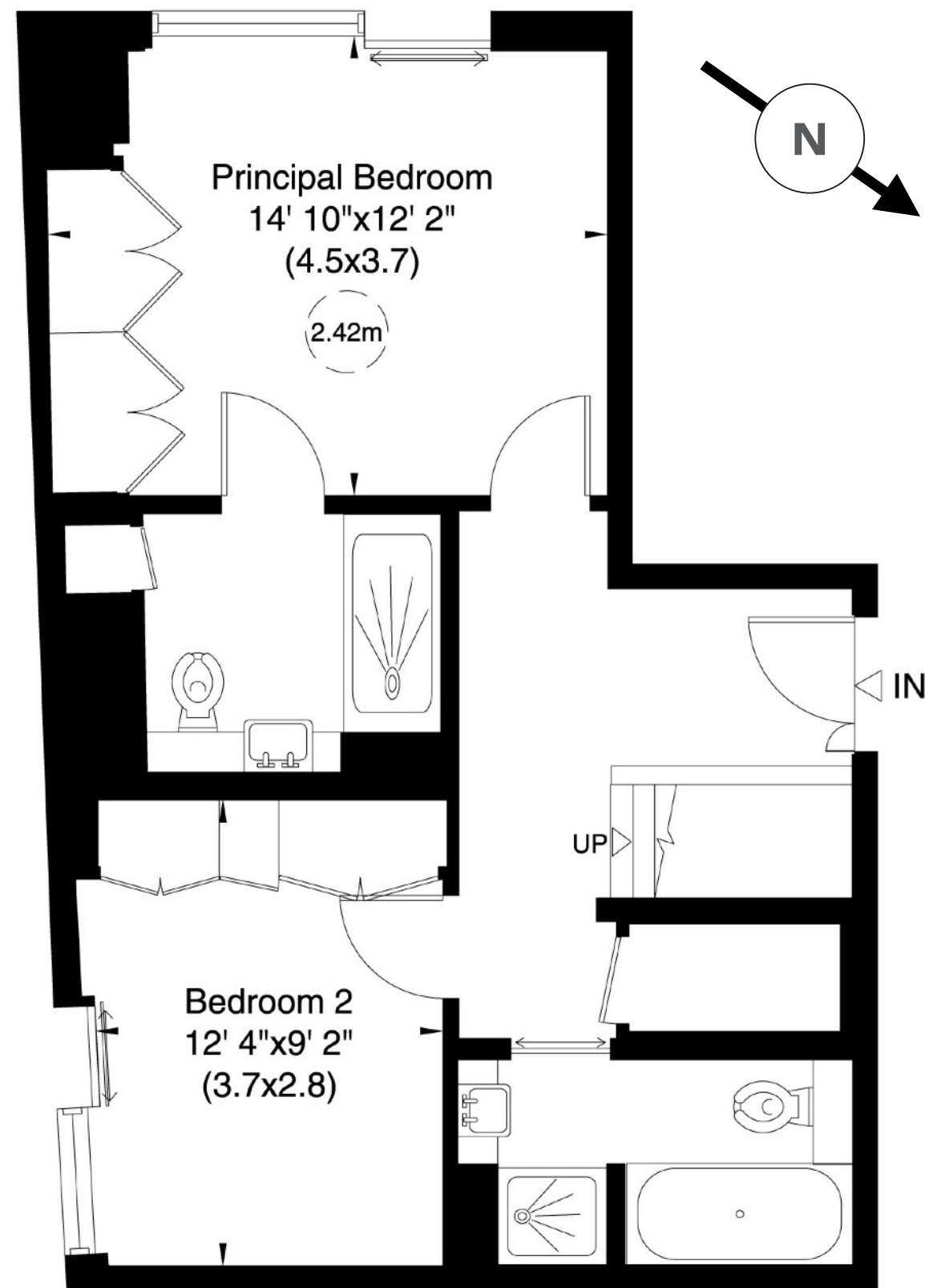


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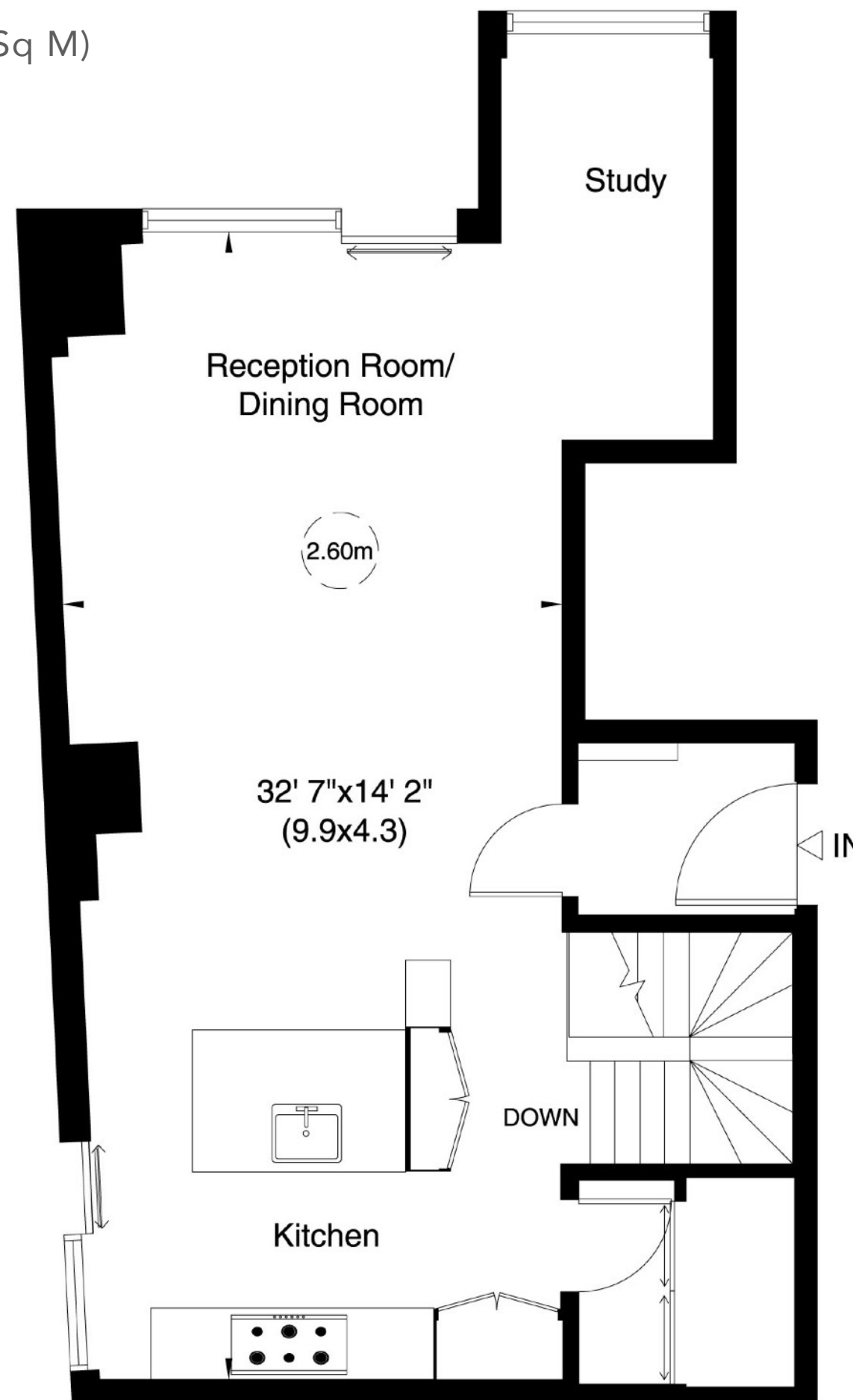
First + Second Floors

Approx Gross Internal Area **1,189 Sq Ft** (110 Sq M)

Plan for illustration purposes only. Not to scale.



First Floor



Second Floor

Accommodation

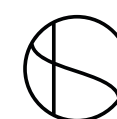
- Principal bedroom w/ en-suite shower room
- Bedroom 2
- Full bathroom
- Large, open plan reception space incorporating dining room, fully fitted kitchen + study area
- Utility room

Amenities

- Day time concierge service (M-F, 8am-5pm)
- Residents only fitness studio
- Bicycle storage
- Fob controlled passenger lift

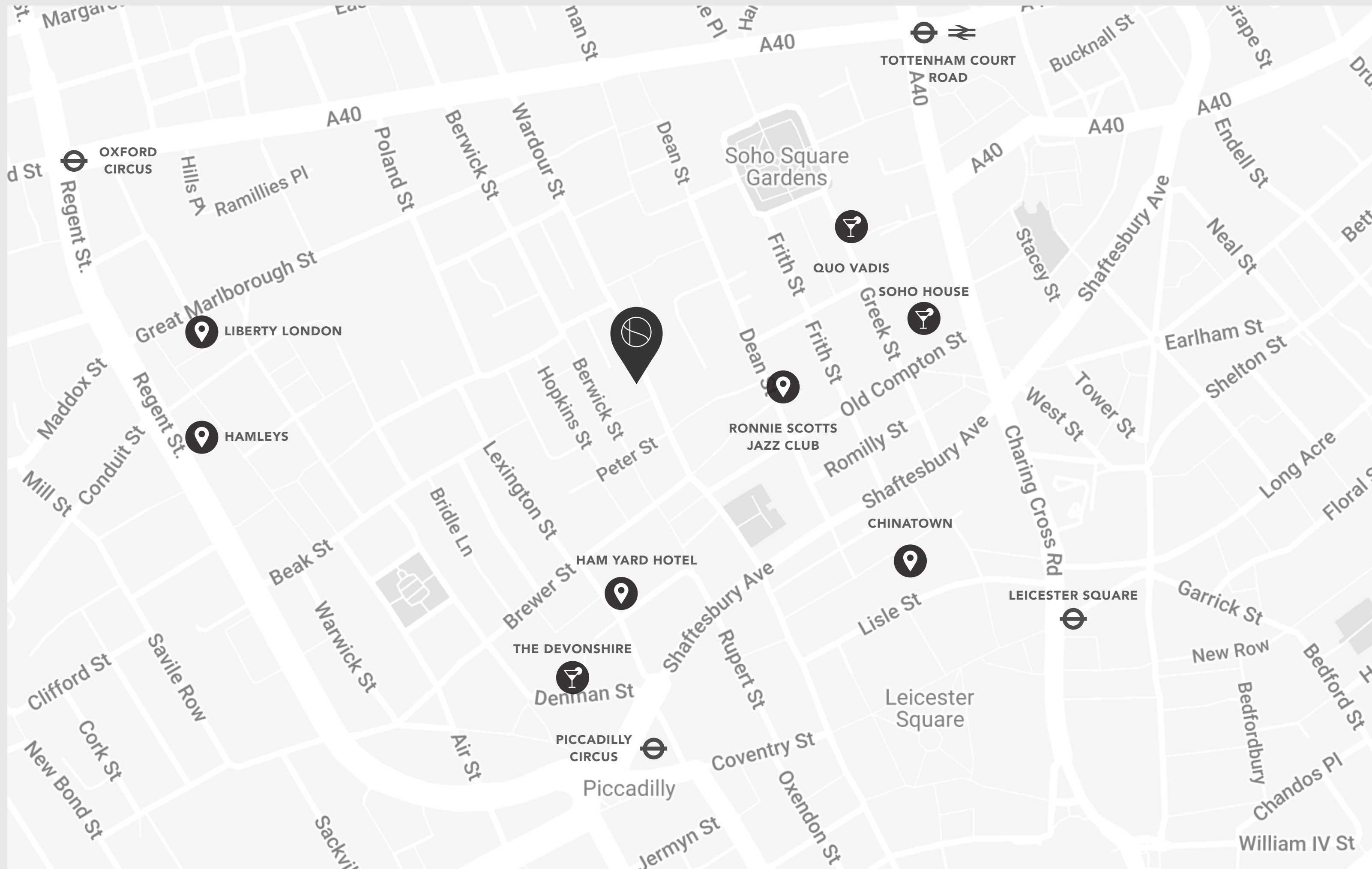
Specification

- Bespoke kitchen with natural stone countertops, Dornbracht taps and Miele and Siemens appliances
- Bathrooms fitted with a combination of natural stone and large format porcelain tiling, feature lighting, heated towel rails and mist free mirrors
- Comfort cooling throughout
- IT/AV rack
- Telephone IT/Data outlets to every room
- Crestron home automation control system
- Programmable lighting controls with scene-setting and provision for automated blinds
- Fob access to the main building/ individual floors
- Video entry phone to individual apartments with connection to concierge
- Pre-wiring for alarm system



THE PATHÉ BUILDING — W1

Local Area



Terms

- **Tenure:** Leashold
- **Length of lease:** Approximately 990 years remaining
- **Annual ground rent:** Approximately £500
- **Annual service charge amount:** Approximately £21,000
- **Council Tax band:** G

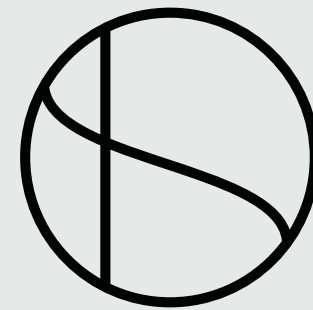
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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