

LUXURY APARTMENT

THREE DOUBLE BEDROOMS

THREE BATHROOMS

HIGH QUALITY FIXTURES AND FITTINGS

BALCONY AND WINTER GARDEN

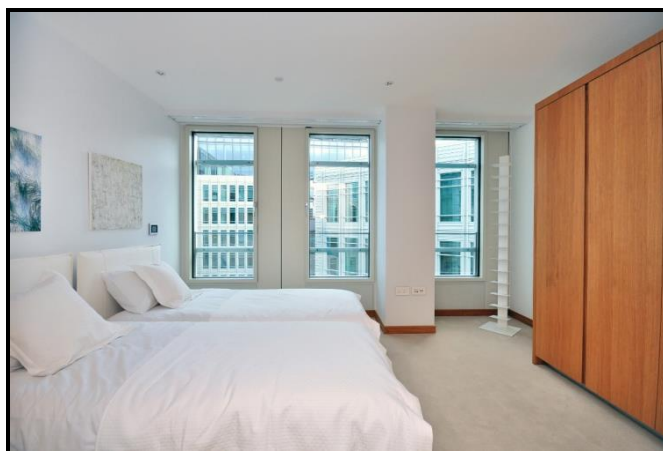
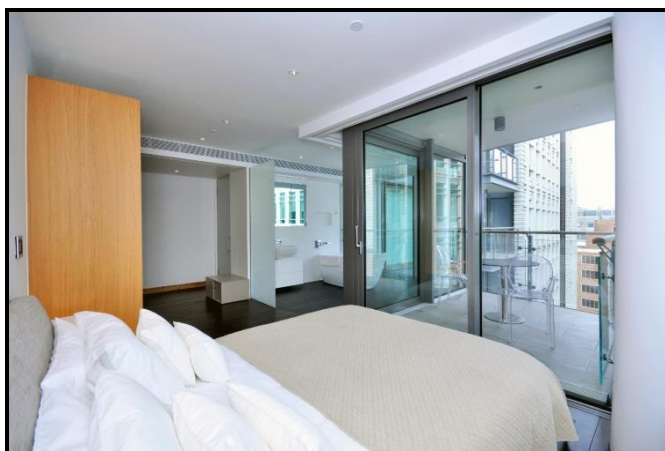
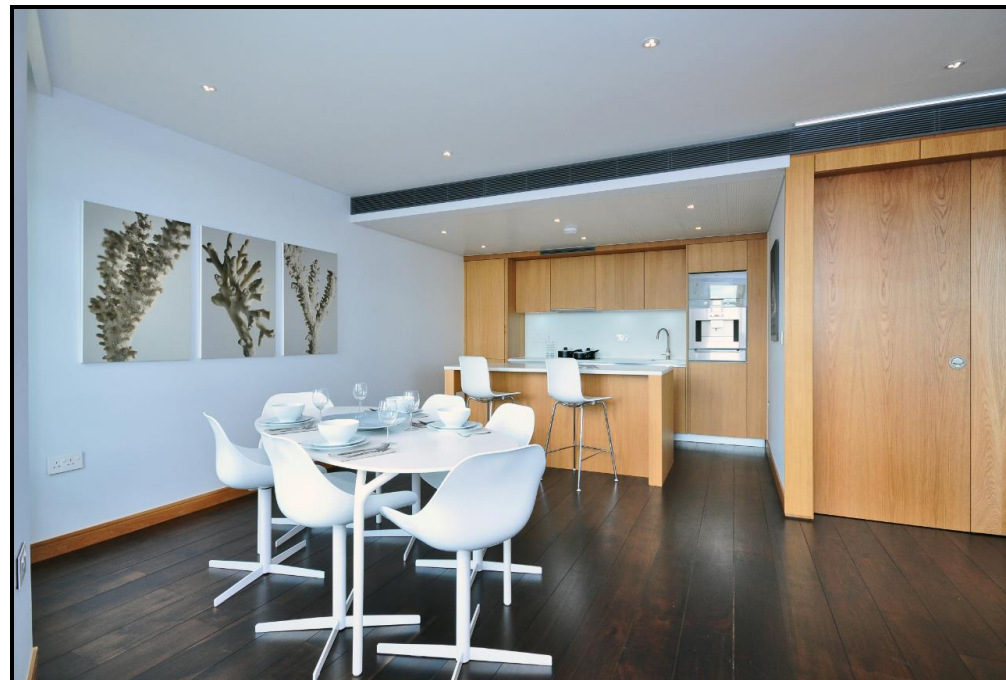
A luxury three bedroom apartment comprising of over 1,500 sq. ft. set on the 9th floor of this desirable development in the heart of Covent Garden. This spacious property includes double bedrooms, three bathrooms, balcony and winter garden, 24HR Concierge service and secure parking. The development is located near to Tottenham Court Road Underground station.

£2,999,950 (Leasehold)



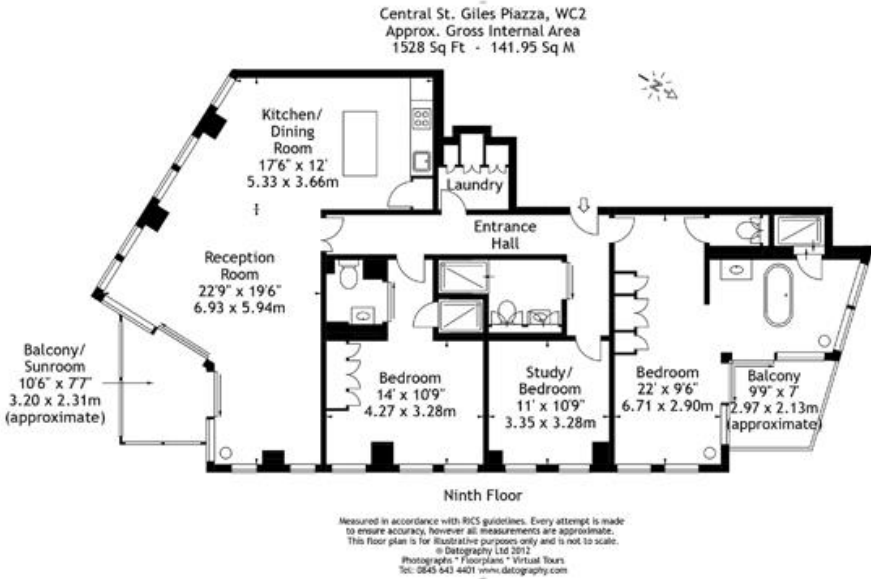
**CENTRAL ST GILES PIAZZA, COVENT GARDEN
WC2H**

£2,999,950 (Leasehold)



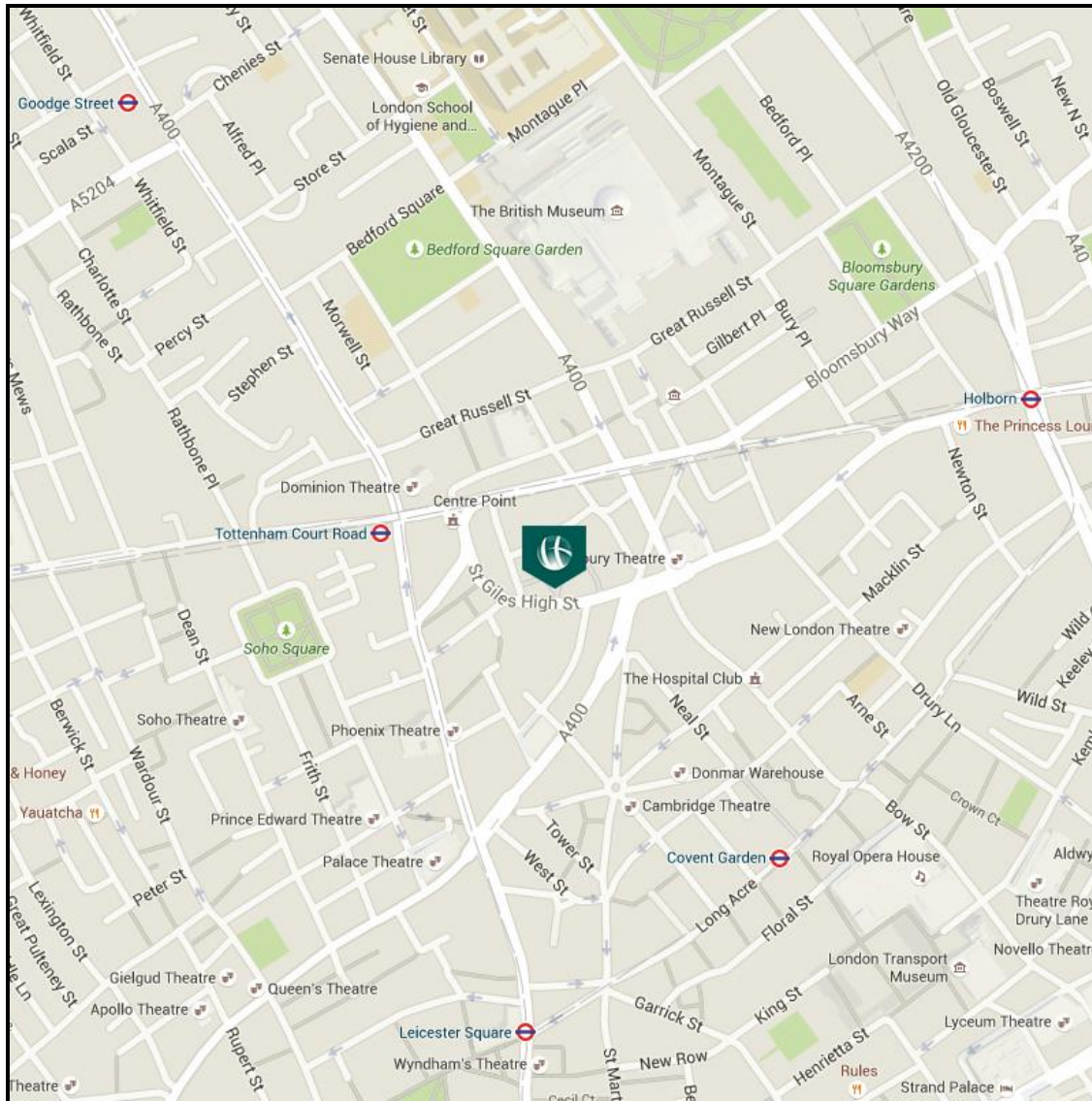
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Energy Efficiency Rating		Environmental Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A (92-100)			A (82-100)
B (81-91)			B (81-91)
C (69-80)	77	77	C (69-80)
D (55-68)			D (55-68)
E (39-54)			E (39-54)
F (21-38)			F (21-38)
G (1-20)			G (1-20)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC
<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</p>		<p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</p>	

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