

401 Floral Court

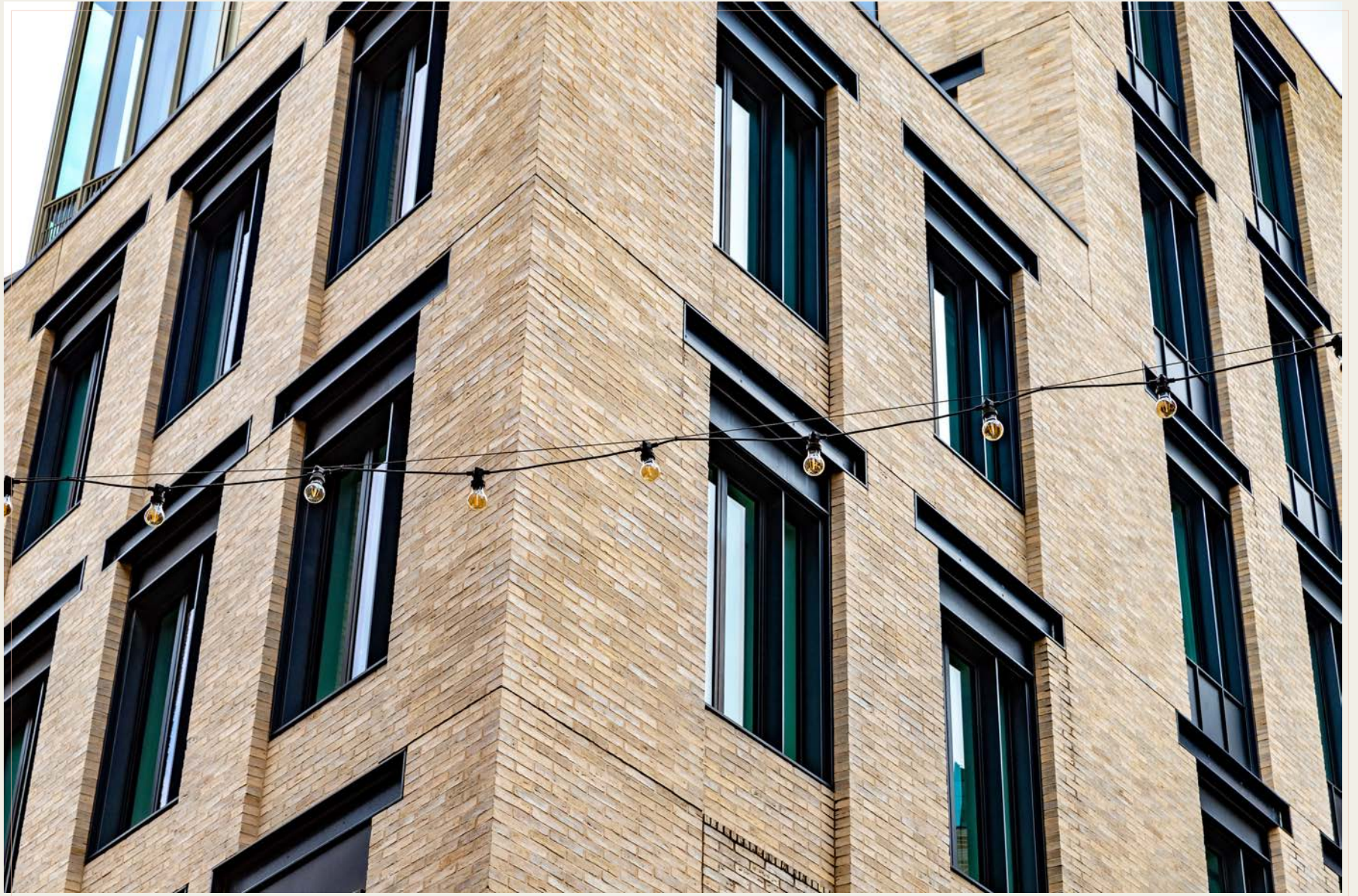
Floral Street | Covent Garden WC2



| *tavistockbow*

This wonderfully proportioned lateral apartment is situated on the fourth floor of Floral Court, a thoroughly modern development situated around a newly created courtyard between Floral Street and King Street in the very heart of Covent Garden





A grand reception lobby with concierge welcomes both residents & guests.

The opulent foyer echoes the feel of a luxury boutique hotel, with contemporary furnishings set against a backdrop of original ornate plasterwork and panelling dating from 1717.

This slice of grand period architecture was once the headquarters of the London Fire Brigade, now seamlessly incorporated into a thoroughly contemporary development.





Voluminous communal areas decorated in warm tones and accentuated with natural materials continue the sense of opulence & luxury, with each apartment accessed via beautifully crafted oversized black lacquer doors.



Developed in collaboration with architects KPF and completed in 2019, Floral Court was built around a newly created courtyard, rejuvenating a once quiet corner the Covent Garden Estate, and the final and indeed largest residential scheme of Capco's ambitious and highly successful regeneration of Covent Garden.

31 luxury apartments of impeccable quality were developed, selling in record time and creating genuine alternative to other Prime Central London developments, putting Covent Garden on the map as a neighbourhood for discerning residents to call home.





Features

- Fourth Floor Lateral Apartment
- Two Private Terraces
- Open Plan Corner Aspect Living Space
- Principal Bedroom with En-Suite Bath & Shower Room
- Further En-Suite Guest Bedroom
- Third Bedroom + Separate Shower Room
- Exceptional Specification Throughout
- Concierge, 24 Hour Security, Resident's Lounge & Cinema





The apartment features generous ceiling heights throughout, enhancing the sense of volume, and a nod to the area's many finely proportioned period buildings and history as a home for the London elite.

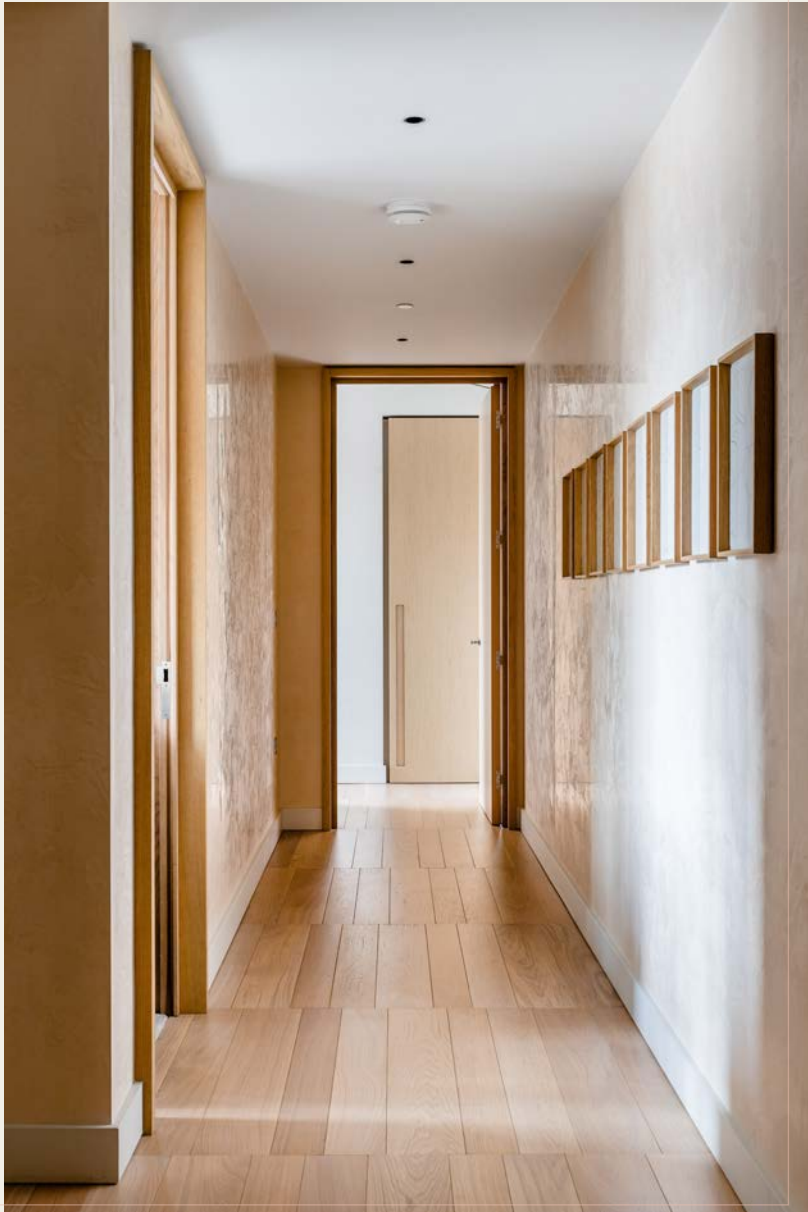


The bright open plan living space provides a sense of connection to the city outside with its full height windows on two sides and abundance of natural light. Handsome oak floors flow throughout the apartment to compliment the other finely crafted natural materials, bespoke joinery, polished plaster walls and high-quality finishes.









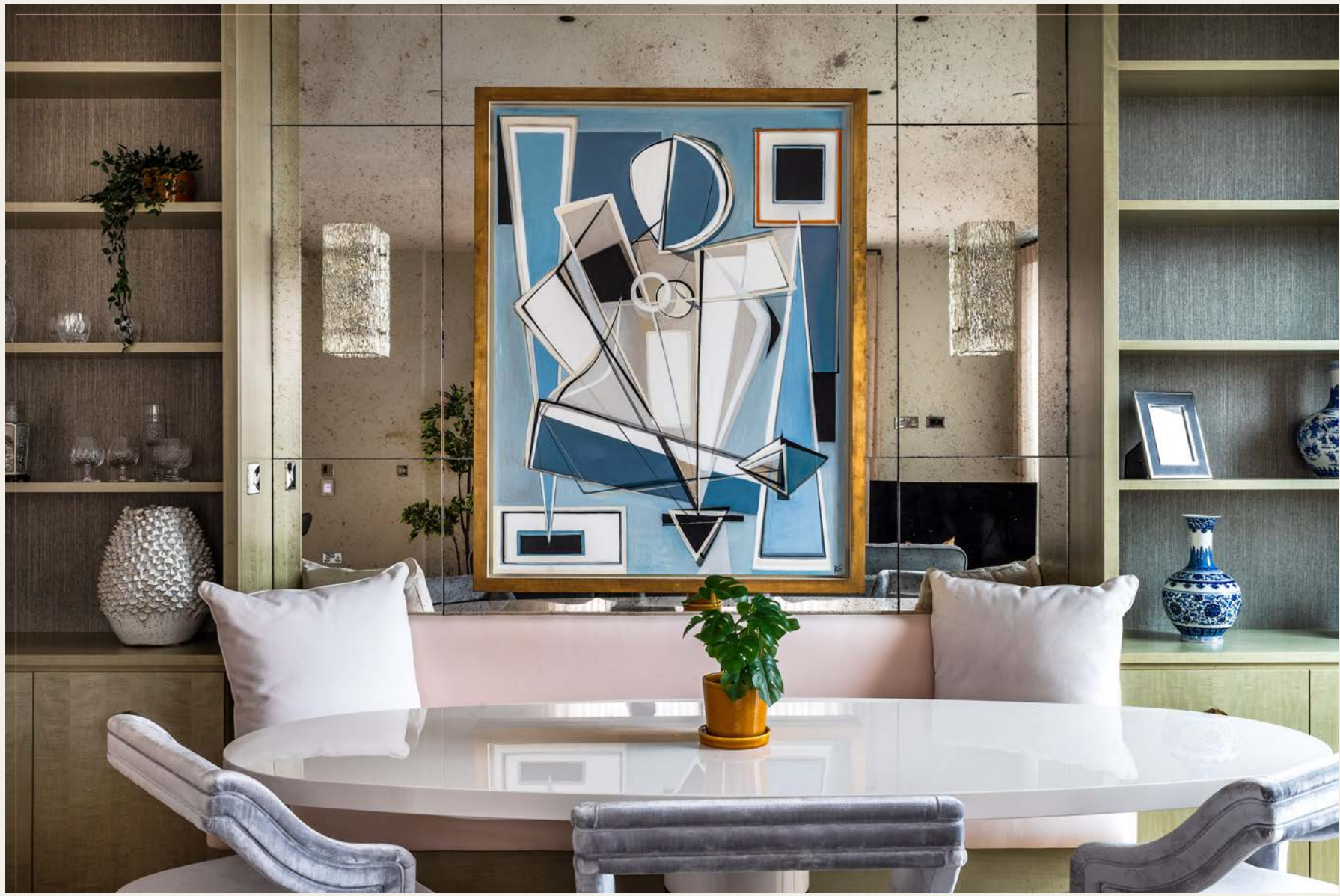
The kitchen features a statement island crafted from fine Italian marble with contrasting composite worktops, complemented by myriad high spec appliances from Miele including a practical induction hob with separate recessed downdraft extractor.

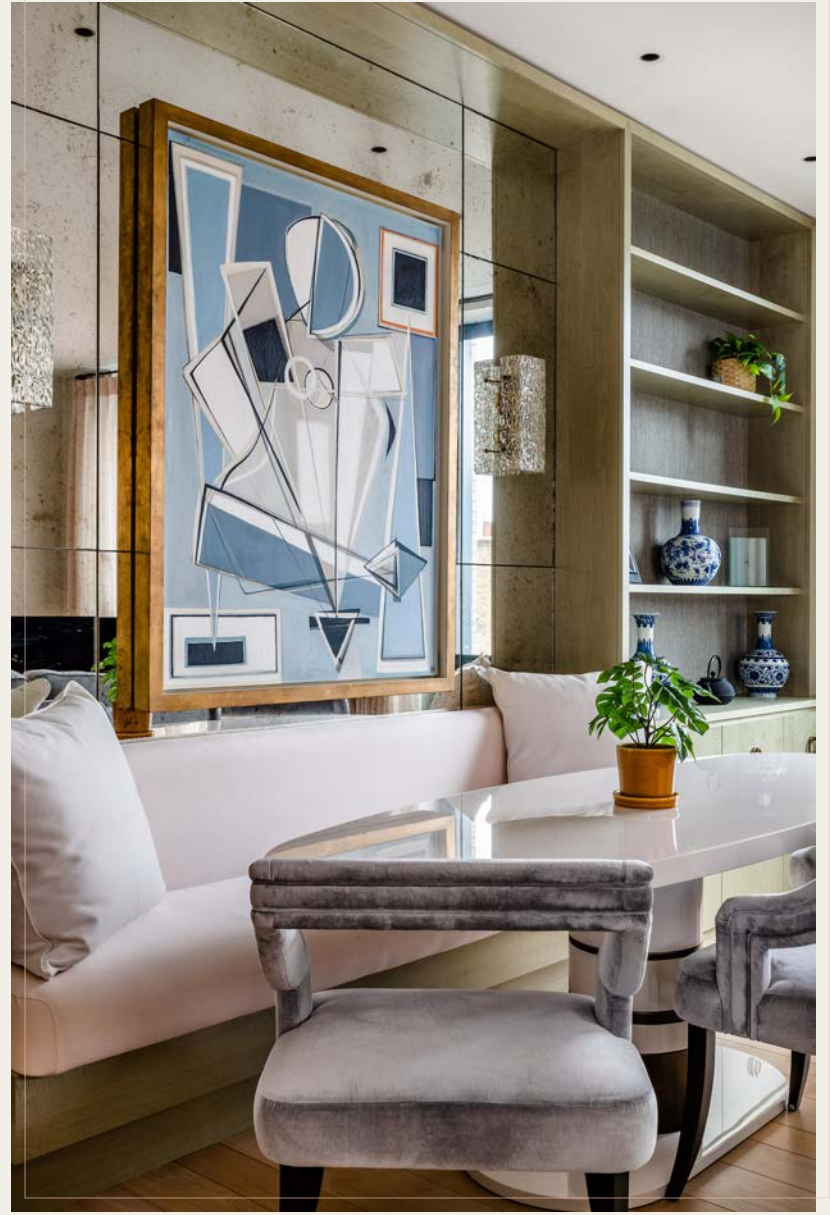


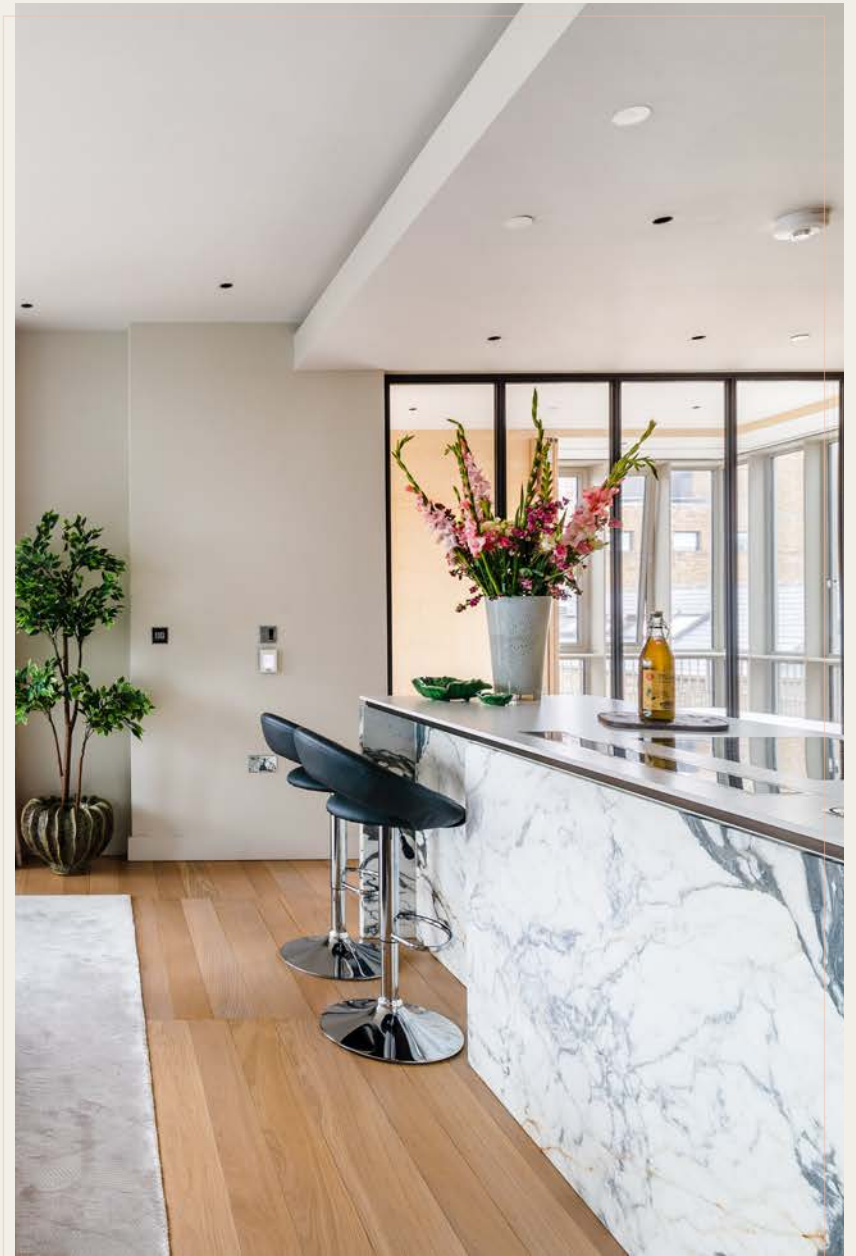








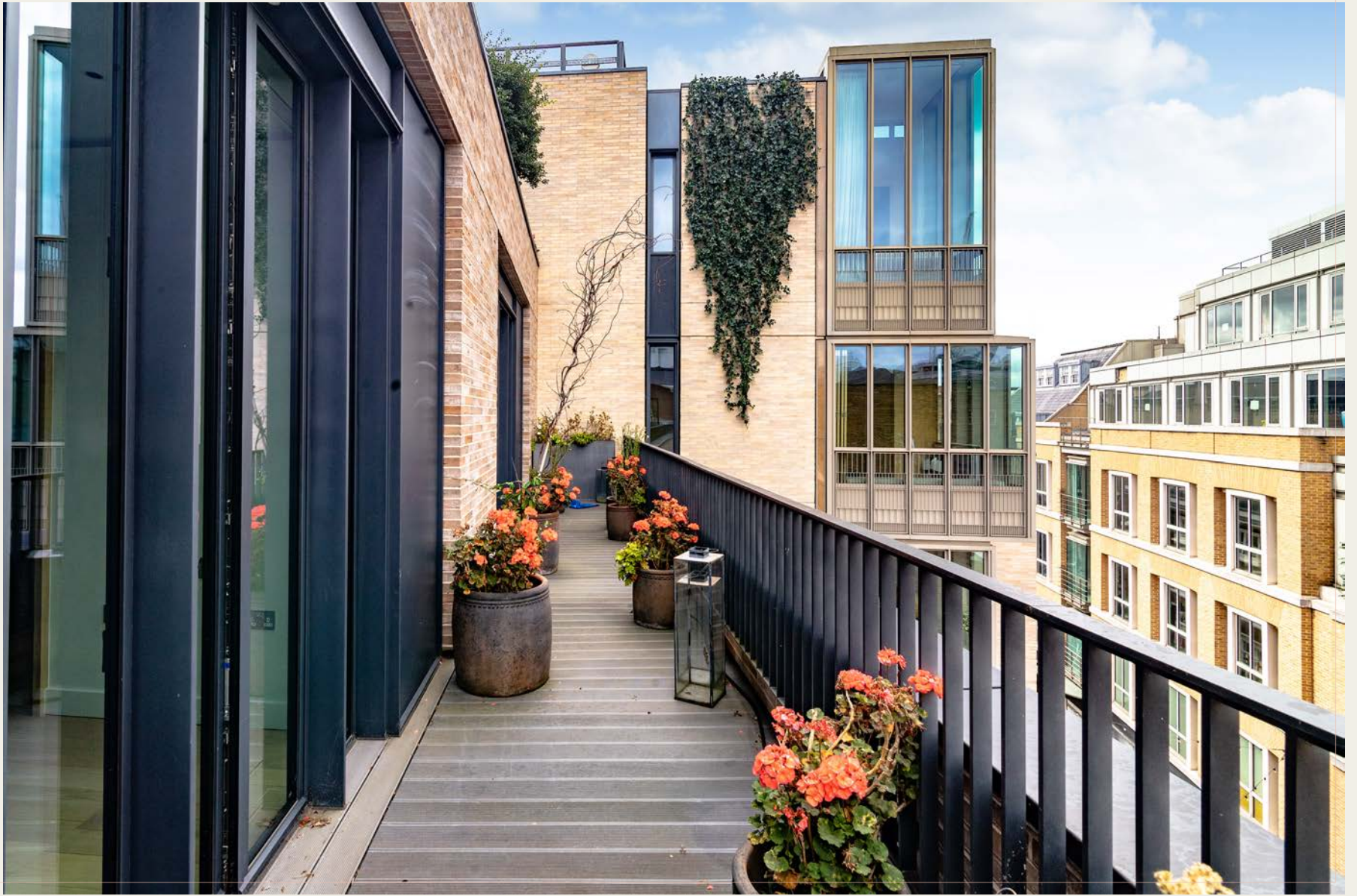




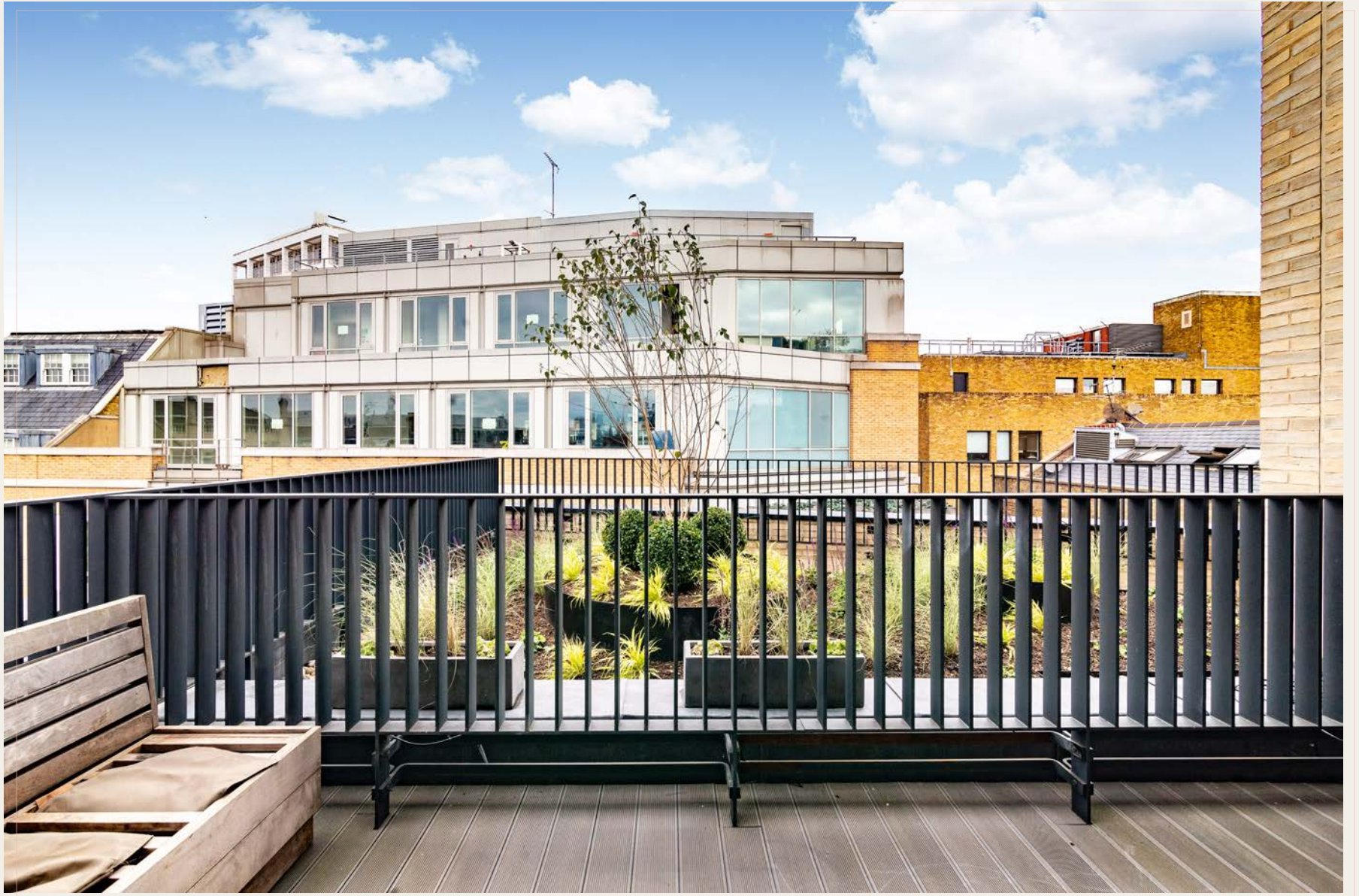


Floral Court offers the rare opportunity for outside space with a residential development in Covent Garden.
Apartment 401 offers not one, but two private terraces with differing aspects.

















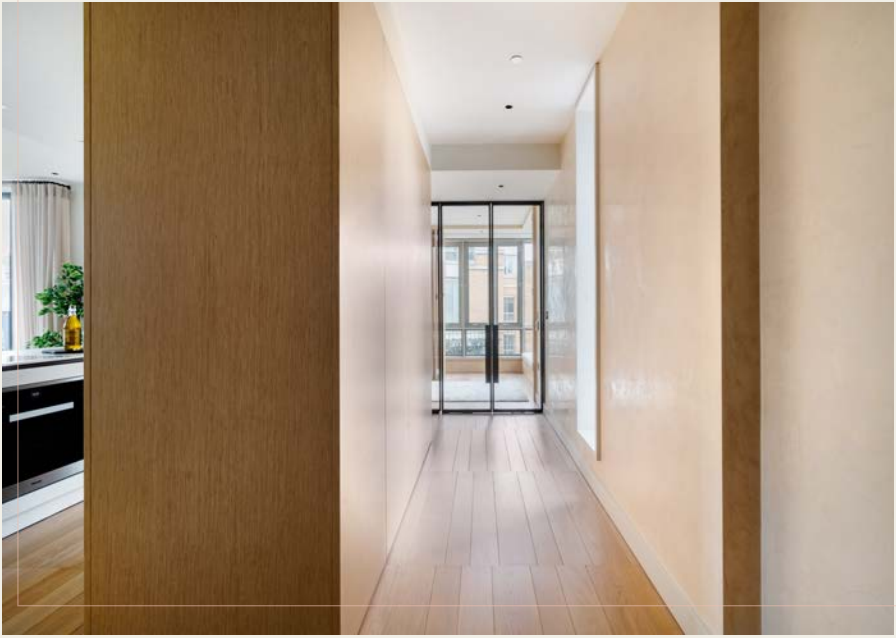
Two of the three well-proportioned bedrooms feature en-suite bath & shower rooms as well as well considered bespoke fitted wardrobes in high quality joinery.

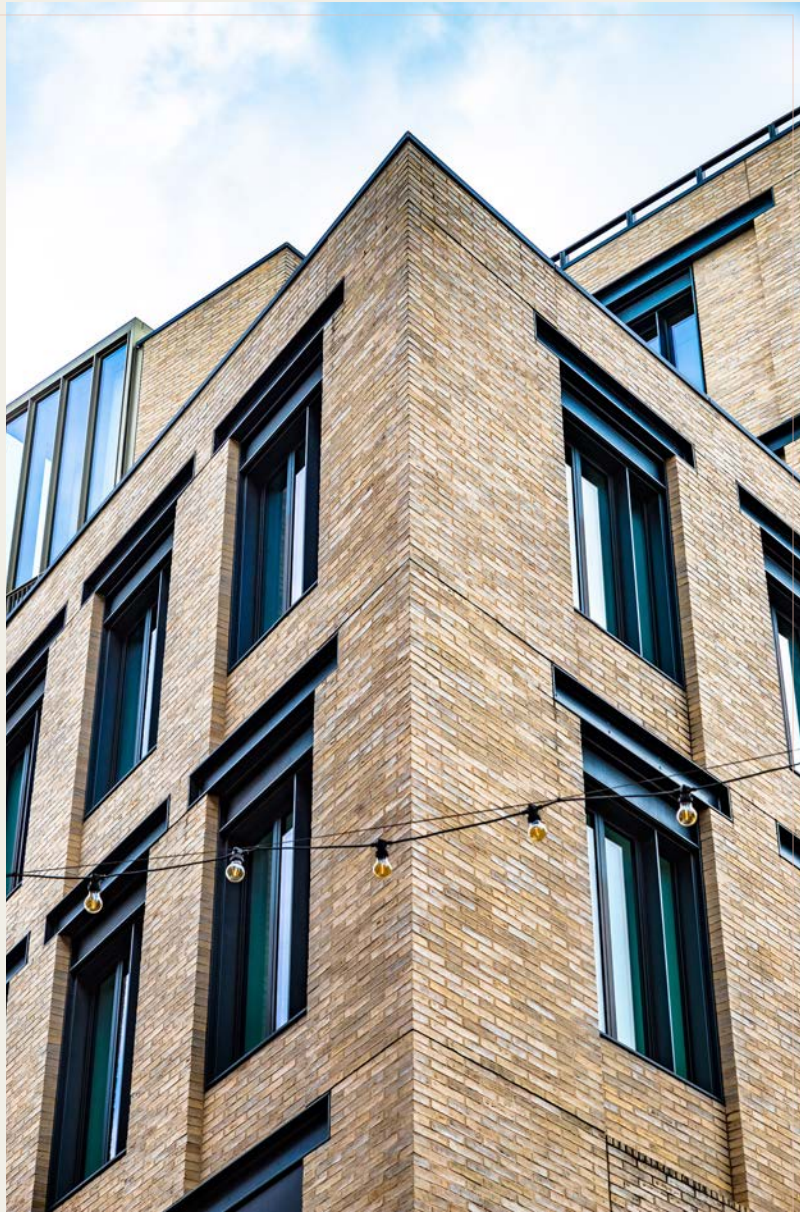
Bathrooms are all finished in a classic contemporary style, with a mix of high-quality fittings and natural finishes.



The third bedroom opens onto one of the two terraces and has the flexibility to be used as a separate reception room or study.







To create the building's iconic stacked shaping, architects KPF took their inspiration from Covent Garden's original market porter's stacked baskets.

The beautiful period entrance lobby dating from 1717 has been meticulously refurbished with respect for the past, seamlessly incorporated into this truly 21st Century scheme.



Floral Court provides a tranquil oasis between King Street and cobbled Floral Street, with fantastic al-fresco dining at Petersham Nurseries' La Goccia and The Petersham.

Covent Garden is globally recognised as London's premier cultural, retail, leisure & entertainment destination. Notable restaurants include Balthazar, The Ivy Market Grill and Sushi Samba, as well as the much lauded Frenchie, Oystermen, Cora Pearl and Taiwan's legendary Din Tai Fung.

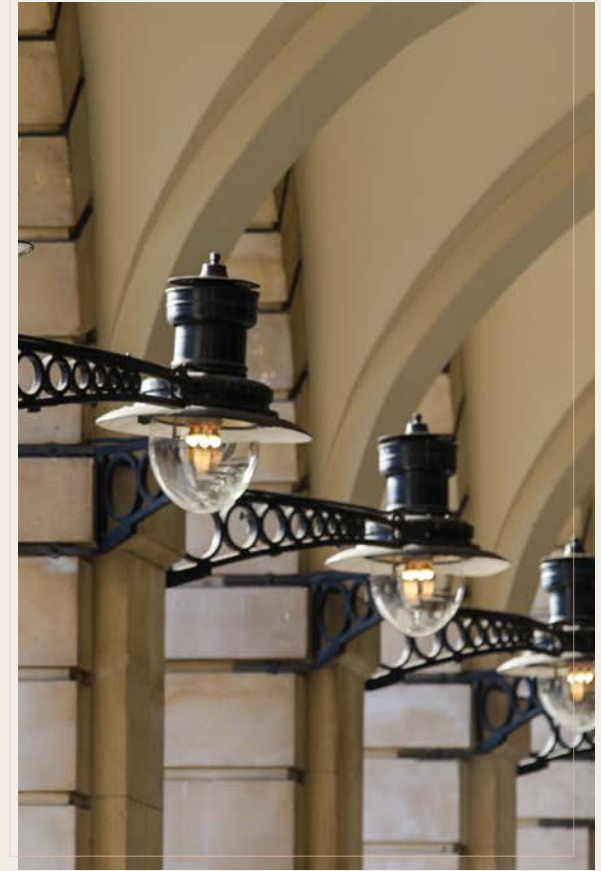
The Royal Opera House dominates the piazza with world renowned residents the Royal Ballet & Royal Opera, plus many of the world's most popular stage shows can be found at the numerous theatres within a few minutes walk.

Hidden away between Henrietta Street & King Street is the quiet public space of St. Paul's Church gardens, providing the perfect antidote to the hustle & bustle of the Piazza.

The open space of Embankment Gardens and the river Thames only a short stroll across the strand, and the Southbank just a short trip across the river via either Waterloo or Hungerford Bridge.











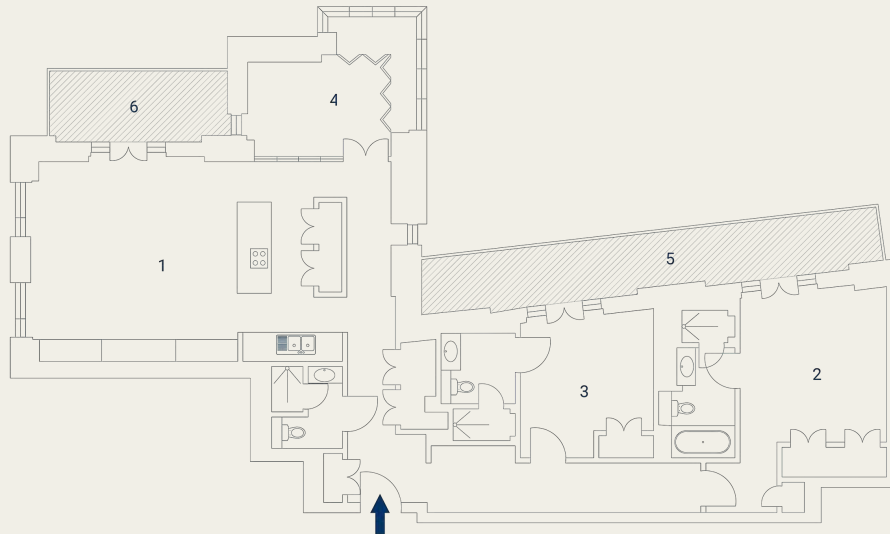
floorplan

Floral Court, WC2E

Approximate Gross Internal Area 145 sq m / 1569 sq ft
 Excuding External Balcony & Terrace of 53 sq m / 571 sq ft

Fourth Floor

1 Living / Kitchen / Dining 9.49 x 5.66M 31'1" x 18'5"	2 Bedroom 3.86 x 5.68M 12'6" x 18'6"	3 Bedroom 3.51 x 3.88M 11'5" x 12'7"	4 Study 4.40 x 3.50M 14'4" x 11'4"	5 Terrace 12.5 x 1.40M 41'0" x 4'5"	6 Balcony 5.40 x 2.00M 17'7" x 6'5"
--	--	--	--	---	---



epc

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 84 B	← 84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Neighbourhood Film



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.



*tavistock*bow

about us

Tavistock Bow is an independent residential agency & consultancy based in London's vibrant West End.

We are niche, boutique, creative, knowledgeable, professional and approachable.

We love what we do and that's why we do it.



21 New Row, Covent Garden WC2N 4LE
020 7477 2177
hello@tavistockbow.com
tavistockbow.com