

*tavistockbow*

**For Sale**



**People Make Places**



**Broad Court, Covent Garden WC2**

2 bedrooms | 752 sq ft

**£1,385,000**





A charming two bedroom mansion flat forming part of this handsome red brick period block on Covent Garden's Broad Court. This bright, newly refurbished home combines comfort and convenience position on a pedestrianised thoroughfare linking Bow Street and Drury Lane in the heart of London's West End.

#### What you need to know

- Two Double Bedrooms
- Generous Family Bathroom
- Well Proportioned Living Room
- Modern Kitchen/Dining Room
- Private Balcony
- Timber Floors Throughout
- Raised Ground Floor
- Newly Refurbished
- Share of Freehold
- Service Charge £6000 PA



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### Overview

This recently refurbished mansion flat is filled with natural light and features generous ceiling lights creating a real sense of space. There are two good sized bedrooms, a well proportioned reception room and separate modern kitchen-diner with access to a private balcony at the the rear. Originally built in 1897, a wealth of period details feature throughout, including ornate fireplaces, sash windows and ceiling cornices, all complemented by contemporary finishes and a modern specification.

Broad Court is a quiet pedestrianised thoroughfare linking Bow Street and Drury Lane, only moments from The Royal Opera House and the buzz of Covent Garden's Piazza. From the front, the apartment overlooks the private gardens of Crown Court, a verdant oasis nestled in amongst the bustling streets of London's Theatreland.





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# People Make Places

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Energy Efficiency Rating		Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

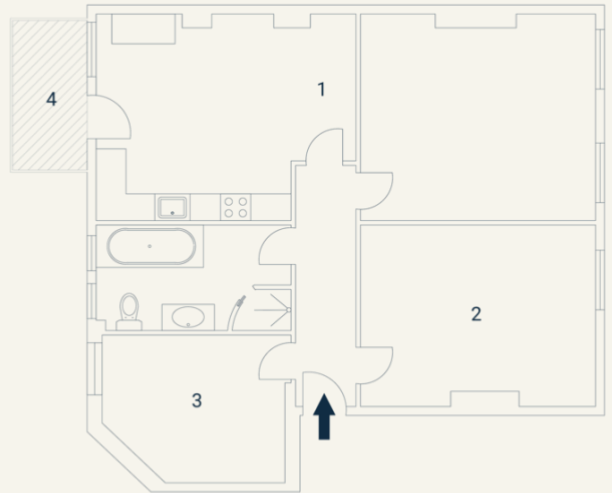
## Broad Court, WC2

Approximate Gross Internal Area 70 sq m / 752 sq ft

Excluding External Balcony Of 4 sq m / 43 sq ft

Raised Ground Floor

1 Living / Kitchen / Dining	2 Bedroom 4.24 x 3.09M 13'9" x 10'1"	3 Bedroom 3.50 x 2.72M 11'4" x 8'9"	4 Balcony 2.66 x 1.32M 11'4" x 8'9"
9.20 x 3.82M 30'1" x 12'5"			



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

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