



People Make Places



Southampton Street, Covent Garden WC2

2 bedrooms | 785 sq ft

£1,550,000





This exceptionally bright & airy two-bedroom corner apartment is situated on the first floor of Dudley House, a sympathetically restored period building in the heart of Covent Garden, located directly south of the Piazza on Southampton Street.

What you need to know

- First Floor
- Two Bedrooms
- Two Bathrooms
- Contemporary Finish
- Bright Dual Aspect
- Timber Floors Throughout
- Concierge
- Lift
- Leasehold: 993 Years Approx.
- Service Charge: £8208.50 per annum



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Overview

Developed by Stonehaven and designed by architects Brimlow McSweeney, Dudley House comprises 18 carefully considered apartments, highly prized for their architectural heritage, meticulous attention to detail and enviable location. This first floor two-bedroom, two bathroom corner apartment is flooded with beautiful natural light that accentuates the warm tones of the high quality finishes.

The well-proportioned open-plan living space has a dual aspect featuring views along both Southampton Street and across The Strand towards The Savoy. A high-quality bespoke kitchen is finished in neutral contemporary tones with a beautiful natural stone worktop. The principal bedroom has its own high quality en-suite bathroom as well as generous bespoke wardrobes. The second double bedroom overlooks Southampton Street towards the Piazza, again with fitted wardrobes and access to a further guest bathroom.

Security and convenience is provided by a daytime concierge and CCTV.



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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 Oystermen, Cora Pearl and Taiwan's legendary Din Tai Fung. The Henrietta Hotel has a fantastic cocktail bar & restaurant, with nearby Floral Court providing a tranquil oasis with al-fresco dining at Petersham Nurseries' La Goccia and The Petersham.



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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.



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People Make Places

London is collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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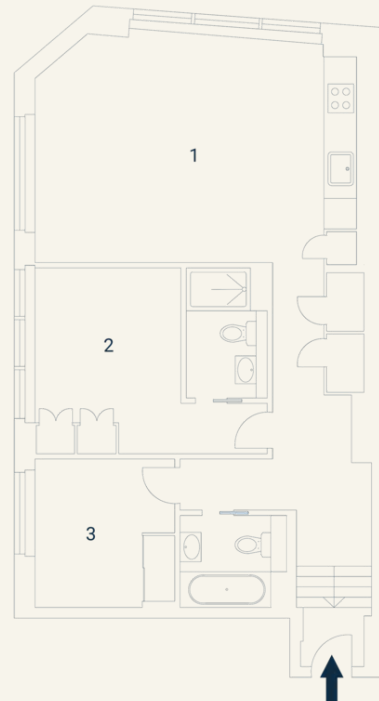
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Dudley House, WC2

Approximate Gross Internal Area 73 sq m / 785 sq ft

Second Floor

1 Living / Kitchen 6.27 x 4.52M 20'5" x 14'8"	2 Bedroom 4.54 x 3.61M 14'8" x 11'8"	3 Bedroom 2.85 x 2.73M 9'3" x 8'9"
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