

**For Sale**



## People Make Places



**Kean Street, Covent Garden WC2**

2 bedrooms | 1,442 sq ft

**£1,950,000**





Situated on the second floor of this wonderful converted warehouse on Covent Garden's Kean Street, this superb loft apartment offers extensive lateral accommodation with generous ceiling heights and large original windows. A secure underground car park space is available by separate negotiation.

#### What you need to know

- Lateral Loft Apartment
- Two Bedrooms
- Two Bathrooms
- Generous Open Plan Living Space
- Air Conditioning
- Large Original Warehouse Windows
- Passenger Lift
- New 125 Year Lease granted on completion
- Service Charge £5480 per annum
- Zero Ground Rent



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### Overview

With pale timber floors, neutral decor, contemporary finishes and large windows throughout, plus a modern specification including air conditioning and zoned lighting, this airy open plan lateral space is located on a quiet street just off Drury Lane on the edge of Covent Garden. The principal bedroom features an en-suite bathroom and ample built-in wardrobes, with the second well-proportioned bedroom having access to a guest shower room.

Kean Street is a quiet spot just off the south end of Drury Lane behind design emporium the Aram Store, affording easy access to the bustle and life of Covent Garden, or just a few minutes to the east, the tranquillity and open space of Lincoln's Inn Fields, one of central London's largest garden squares.

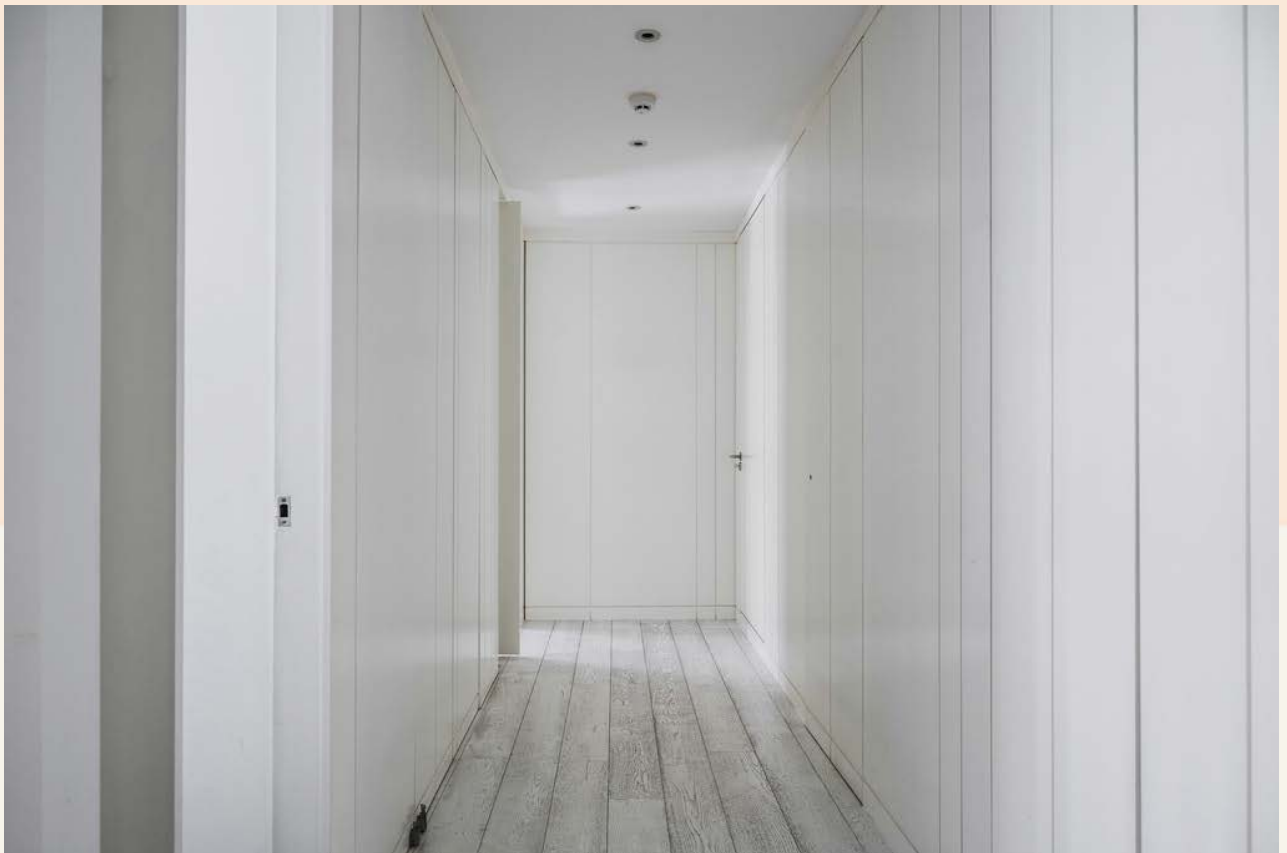




Covent Garden residents have access to some of the capital's finest restaurants and retailers, not to mention world class cultural attractions in the form of the Royal Opera House and numerous theatres, museums and galleries.

Educational powerhouses The London School of Economics, King's College and University of London all have major campuses nearby, making the neighbourhood an ideal home for culture vultures and students alike.





Nearby Holborn is bustling area that effortlessly combines heritage and culture, history and modernity. An eclectic mix of modern office buildings and elegant Georgian architecture with the imposing Gothic-style Royal Courts of Justice at the centre of the City's legal district, and the Sir John Soane's Museum a hidden gem for art & architecture enthusiasts.

The wider West End, City of London and the South Bank are all within easy reach.



# People Make Places

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

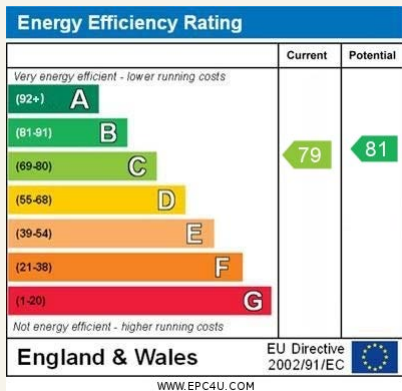
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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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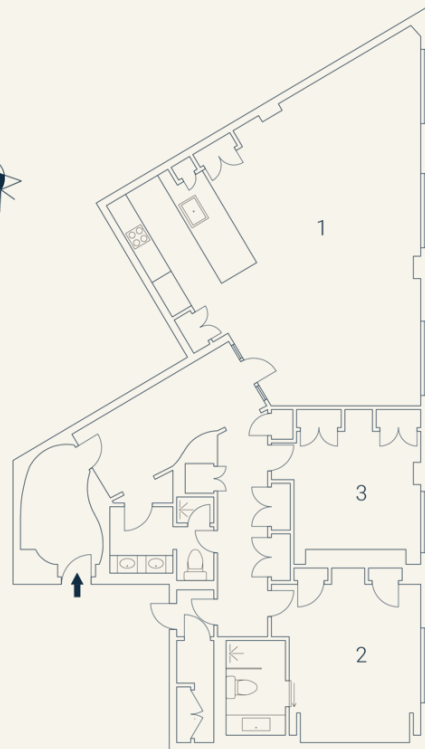


## Kean Street, WC2

Approximate Gross Internal Area 134 sqm/ 1442 sq ft

### Second Floor

1 Living/ Dining/ Kitchen 10.51 x 9.90M 34' 5" x 32' 5"	2 Bedroom 4.74 x 4.02M 15' 6" x 13' 2"	3 Bedroom 4.17 x 3.41M 13' 7" x 11' 2"
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