



People Make Places



Great Newport Street, Covent Garden WC2

Manhattan Studio | 549 sq ft

OIEO £1,000,000





This generous Manhattan style studio is situated on the third floor of The Colyer, an attractive boutique development located on the Western edge of Covent Garden. The apartment features a high specification including air conditioning, underfloor heating, a daytime concierge and lift to all floors.

What you need to know

- Generous Manhattan Studio
- 549 sqft
- Third Floor (with lift)
- Southerly Aspect
- Concierge
- Modern Development
- High Specification
- Leasehold: 989 years
- Service Charge: £5,500 per annum
- Ground Rent: £350 per annum



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Overview

Once the site of the seminal jazz and blues club Studio 51 and taking its name from jazz trumpeter Ken Colyer, this handsome mid-19th century building was redeveloped in conjunction with architects JRA in 2017 to create 14 luxury apartments with interiors by award winning Johnson & Naylor, located only moments from the centre of Covent Garden and within easy reach of the bright lights of Soho.

Featuring a generous separate sleeping area, this well-proportioned third floor Manhattan studio benefits from an exceptional specification including high quality timber floors, air conditioning and a contemporary bathroom with marble flooring & tiles. The L-shaped main living space faces over Great Newport Street with plenty of light from the south facing windows and a modern well-equipped kitchen with high specification integrated appliances. The Colyer further benefits from well maintained and attractive common areas, a daytime a concierge and a lift to all floors.



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Studio 51 was a renowned jazz club throughout the 1950s playing host to legendary performers including John Dankworth, a young Cleo Laine and even Dizzy Gillespie, but during the 1960's the jazz gave way to R&B and the nascent rock & roll scene, with upcoming acts in the early 60's including the Rolling Stones and The Yardbirds becoming regular performers in the club's basement.

Great Newport Street is extremely well located, being in the heart of London's vibrant West End, close to Covent Garden's Piazza with its street performers, high-end boutiques and numerous bars & restaurants. Nearby New Row offers a more village-like vibe with a number of cafes and independent shops & eateries, leading to St. Martin's Lane, home of the Colosseum and Prince of Wales Theatres, as well as the Ian Schrager designed St. Martin's Lane Hotel.

In recent years Covent Garden has become a globally recognised centre for culture, retail, dining and entertainment, offering a unique and peerless mix of lifestyle attractions catering to both the domestic and international market.



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People Make Places

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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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

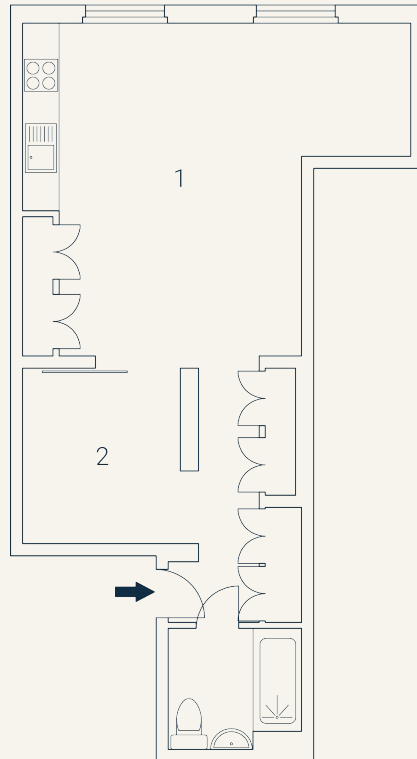
The Colyer, WC2

Approximate Gross Internal Area 51 sqm/ 549 sq ft

Third Floor

1 Living/
Dining/
Kitchen
6.43 x 5.46M
21'1" x 17'11"

2 Bedroom
3.79 x 2.73M
12'5" x 8'11"



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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