



## People Make Places



**Drury Lane, Covent Garden WC2**

2 bedrooms | 797 sq ft

£1,475,000





Located only moments from Covent Garden's vibrant Piazza, this well-proportioned two-bedroom lateral apartment is situated on the first floor of a converted tobacco warehouse developed by Taylor Woodrow in the early 2000's and features a tranquil Japanese style internal courtyard.

#### What you need to know

- Two Bedroom Lateral Apartment
- Two Bathrooms
- First Floor
- 797 sqft
- Recently Redecorated
- Concierge
- Lift
- Share of Freehold
- Service Charge: £5361 per annum
- Zero Ground Rent







### Overview

The original Tobacco warehouse at 145 Drury Lane was originally converted to offices in the 1930s, but in 2000 developer Taylor Woodrow created a well-considered apartment block that remains popular and highly sought after.

Located in the heart of London's Theatreland, this world class address is famed for its theatres and proximity to the Royal Opera House and Covent Garden Piazza, rich in history but experiencing a renaissance in recent years with a number of excellent restaurants opening up and down the street.

The welcoming reception hall opens through to a well-proportioned open plan kitchen/reception room with generous ceiling height, original sash windows that let in wonderful natural light and provide a lovely outlook directly along the pretty pedestrianised thoroughfare of Broad Court.





There are two double bedrooms (one en-suite), a separate guest shower room, plentiful storage and the block is exceptionally well managed and maintained, with a fantastic on-site building manager.

Holborn Tube Station can be found within a few minutes' walk to the East offering access via the Central Line to the City, East and West London. Tottenham Court Road Station provides access to the Elizabeth Line conveniently linking the West End with both The City & Canary Wharf and a direct route to London Heathrow.

Drury Lane is an important street linking the Strand & Aldwych to the South with High Holborn, New Oxford Street and the historic streets of Bloomsbury and the British Museum to the North. The many attractions of Covent Garden's Piazza and surrounding streets are literally moments away, with the River Thames, South Bank and City of London all within close proximity.







Great Queen Street has a distinctly buzzy village vibe offering a number of independent coffee shops, bars, restaurants and retailers, with nearby Lincoln's Inn Fields being London's largest public garden square and a fantastic green open space with tennis courts and a cafe.

The London School of Economics (LSE), Kings College London and University College London (UCL) all have major campuses within a few minutes' walk.



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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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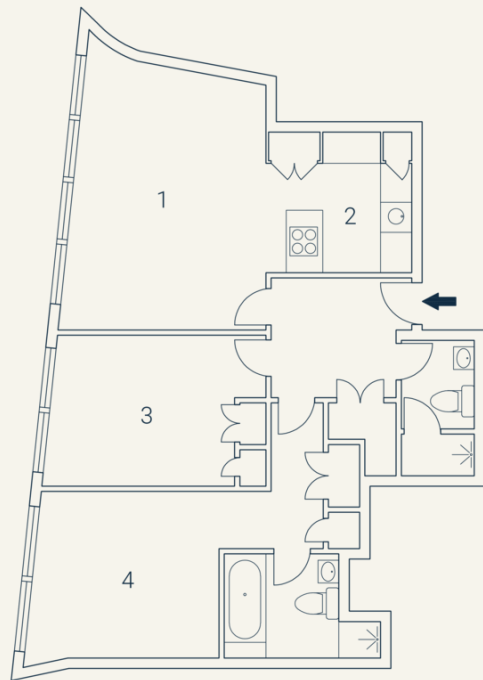
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72 C
55-68	<b>D</b>		
39-54	<b>E</b>	48 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

## Drury Lane, WC2

Approximate Gross Internal Area 74 sqm/ 797 sq ft

### First Floor

1 Living/ Dining/ 5.75 x 4.02M 18'10" x 13'2"	2 Kitchen 2.69 x 2.53M 8'10" x 8'4"	3 Bedroom 4.02 x 2.88M 13'2" x 9'5"	4 Bedroom 3.44 x 3.26M 11'3" x 10'8"
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**tavistockbow**

21 New Row, Covent Garden,  
London, WC2N 4LE

t: 020 7477 2177  
e: hello@tavistockbow.com  
w: tavistockbow.com



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