

*tavistockbow*

**For Rent**



## People Make Places

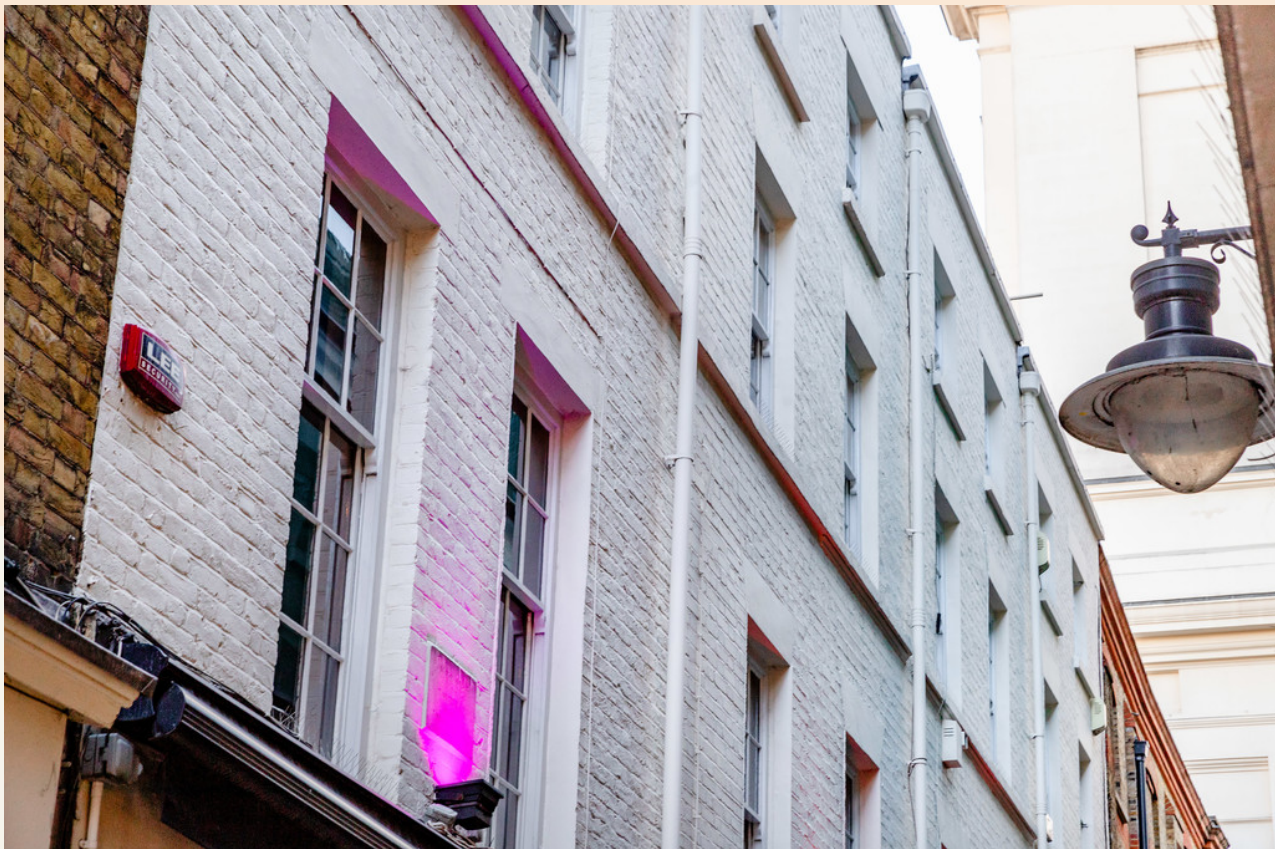


**Hanover Place, Covent Garden WC2**

2 bedrooms | 645 sq ft

£800 pw





A well-proportioned two double bedroom apartment ideal for two sharers on the corner of Long Acre and Hanover Place, a small pedestrianised street that leads to Floral Street. Both bedrooms have modern ensuite shower rooms while wooden floors feature throughout. Available unfurnished May.

#### What you need to know

- Two double bedrooms
- Two shower rooms
- Open plan kitchen reception room
- Wooden floors
- Recently renovated
- Unfurnished
- Available mid-May
- 1st floor (walk up)
- Close to Covent Garden tube station
- Moments from Bridge of Inspiration



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### Overview

Located just across from the iconic Royal Ballet School, this two bedroom and two shower room apartment is on the first floor, walk-up, of a period building. Both bedrooms are of an equal size making this apartment ideal for two sharers or a tenant who entertains guests. A stylish white kitchen with integrated handles is open plan to the living space, while wooden floors feature throughout, and ample storage is found in the hallway.

Covent Garden is one of London's most iconic and recognisable destinations and perhaps from the outsider's perspective nothing more than a hub for tourists, shoppers, theatre goers or opera aficionados, but scratch the surface and there is so much more to discover about this thriving community. Hanover Place is a pedestrianised street linking Long Acre and Floral Street. Covent Garden (Piccadilly Line) is located just around the corner while City commuters can alight the Central Line at nearby Holborn. London's leading academic institutions such as LSE, Kings and UCL are all within walking distance.

The apartment is available from mid-May but current tenancy runs until June so could be later, on an unfurnished basis. Subject to contract and satisfactory references, the landlord offers a one year lease with a mutual rolling six-month break clause. Westminster Council tax band: G.



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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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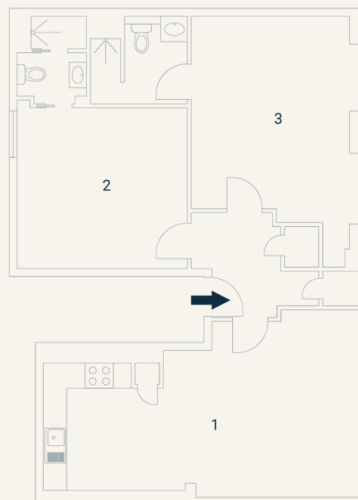
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		

## Hanover Place, WC2

Approximate Gross Internal Area 60 sq m / 645 sq ft

### Second Floor

1 Living / Kitchen Dining 6.49 x 3.90M 21'2" x 12'7"	2 Bedroom 3.64 x 3.33M 11'9" x 10'9"	3 Bedroom 4.30 x 3.61M 14'1" x 11'8"
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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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