

*tavistockbow*

**For Sale**



## People Make Places



**Stukeley Street, Seven Dials WC2**

2 bedrooms | 743 sq ft

**£1,520,000**

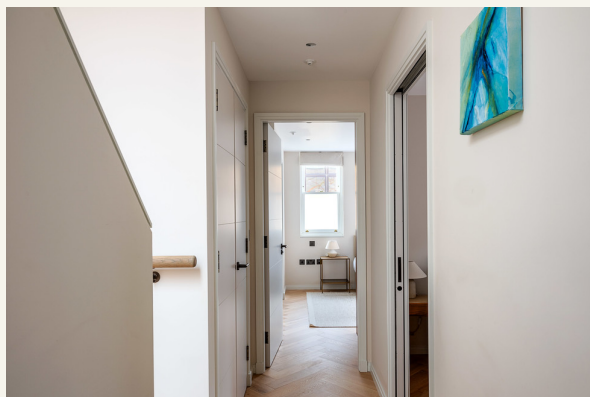




Situated on the fourth & fifth floor of a sympathetically refurbished former warehouse in Covent Garden's Seven Dials Conservation Area, this well proportioned two bedroom duplex apartment features generous ceiling heights, a contemporary specification and large private roof terrace.

#### What you need to know

- Newly Developed Duplex Apartment
- High Specification
- Two Bedrooms
- Two Bathrooms
- Lift
- Private Roof Terrace
- Seven Dials Conservation Area
- Leasehold: 999 Years
- Ground Rent: £600 per annum
- Service charge: £3,000 per annum



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### Overview

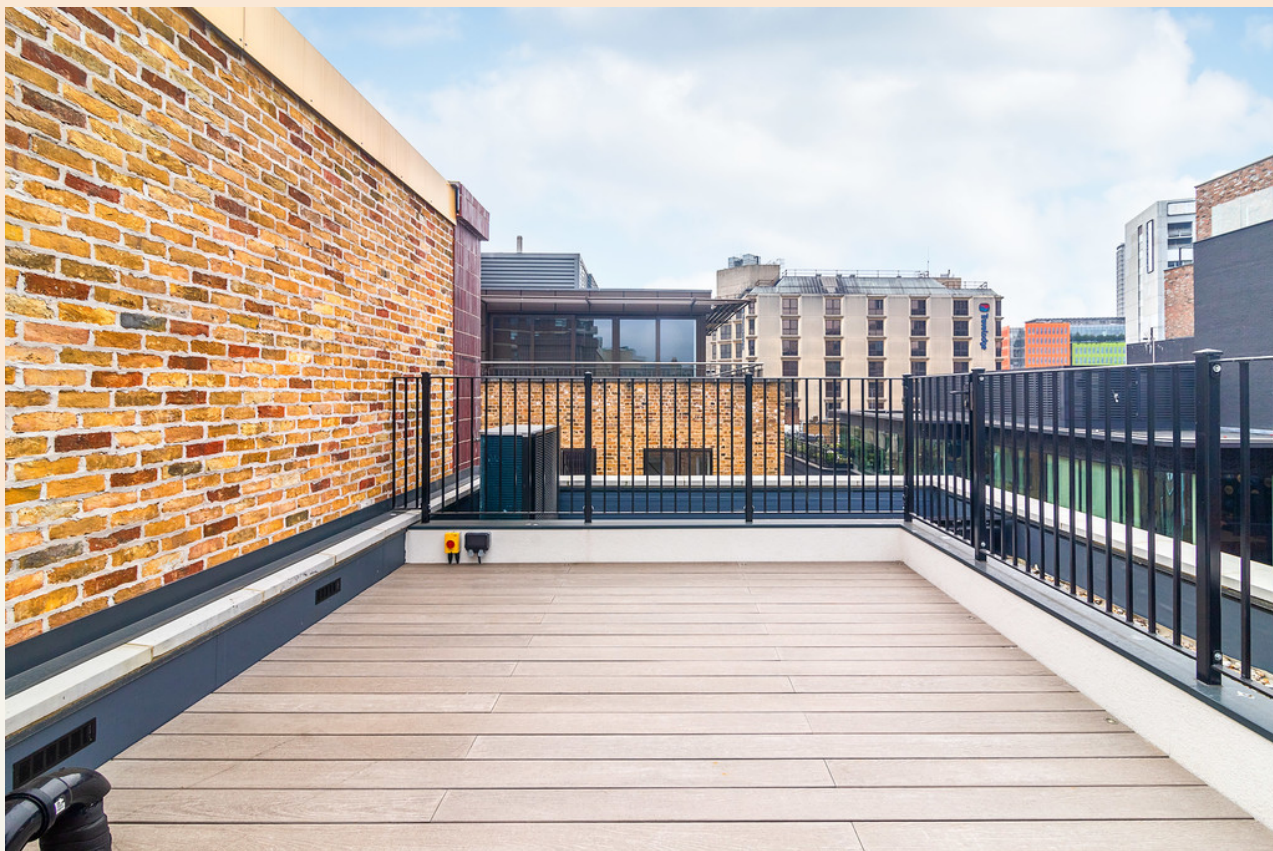
Recently developed to an exceptional standard, the high specification includes a contemporary kitchen with Miele appliances, luxurious bathrooms and bespoke joinery. The apartment offers bright, well-proportioned accommodation including a lovely corner aspect in the main open plan living area.

Heating is supplied through a Mechanical Ventilation with Heat Recovery system which supplies continuous fresh air circulation, integrated with Nitrogen dioxide filters to reduce air pollution intake. A high efficiency heat pump delivers heating, cooling and hot water, along with an underfloor heating system serving the bathrooms.

Stukeley Street is a tranquil side street situated between Drury Lane and Kingsway, ideally located for access to both the West End & City, with the buzzing Hoxton Holborn located literally around the corner and the green open space of Lincoln's Inn Fields a few minutes stroll away.



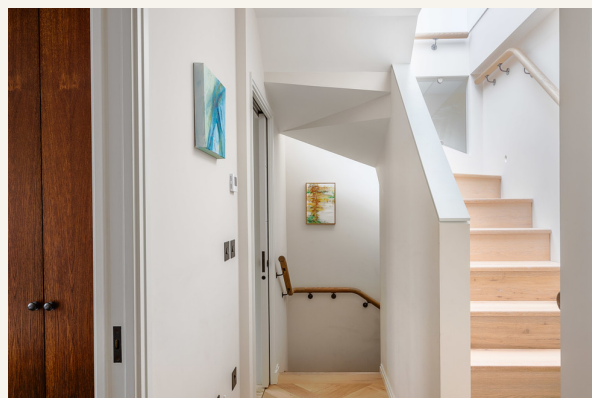




Covent Garden's bustling Piazza is within easy reach (as well as it's tube station) and along with it the many dining and retail attractions of the West End. Holborn tube is only moments away as well as Central, Northern & Elizabeth high speed lines at nearby Tottenham Court Road, allowing convenient access to the rest of the Capital and beyond.

Stukeley Street takes its name from William Stukeley, rector of nearby St. George the Martyr's Church in Holborn in the 1740's and close friend and Biographer of Isaac Newton. As well as a clergyman, Stukeley studied medicine at St. Thomas's, was a renowned antiquarian and is widely regarded as a pioneer and forerunner of modern archaeology, having undertaken many studies and field trips to historic sites up and down the country with a particular interest in Stonehenge.

Seven Dials is a charm-packed lifestyle & gastronomy hub connecting Covent Garden with Soho, defined by seven colourful cobbled streets radiating from the unmistakable sundial dating from the 1690's.



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An eclectic mix of historic warehouses and Dutch style red brick houses, plus a flourishing food scene with Seven Dials Market's independent street food vendors and Neal's Yard's fantastic Barbary and recent opening Story Cellar, this buzzing neighbourhood is celebrated as much for its heritage brands, independent boutiques and upcoming labels as it's gastronomia, making it a much-loved destination for trend-conscious shoppers and foodies alike.



# People Make Places

London is a 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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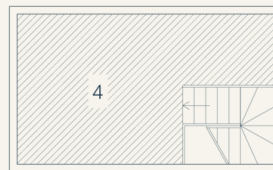
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Stukeley Street, WC2

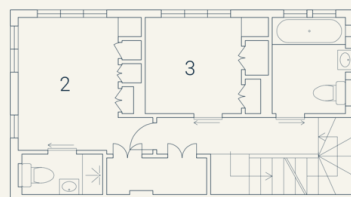
Approximate Gross Internal Area 69 sqm/ 743 sq ft

Excluding External Terrace of 21 sqm/ 226 sq ft

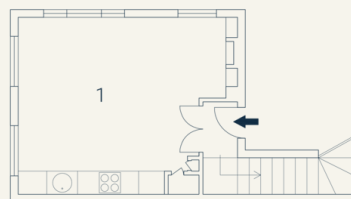
1 Living/ Dining/ Kitchen 5.71 x 4.63M 18'9" x 15'2"	2 Bedroom 3.52 x 3.14M 11'7" x 10'4"	3 Bedroom 3.14 x 2.52M 10'4" x 8'3"	4 Terrace 6.71 x 3.91M 22' x 12'1"
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Sixth Floor



Fifth Floor



Fourth Floor

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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