

*tavistockbow*

**For Sale**



## People Make Places



**James Street, Covent Garden WC2**

2 bedrooms | 732 sq ft

**£999,950**





This third floor, two bedroom mansion flat is located in an enviable position between Covent Garden tube and the Piazza, boasting numerous period features and an abundance of charm, including high ceilings, original fireplaces and large west-facing sash windows overlooking James Street.

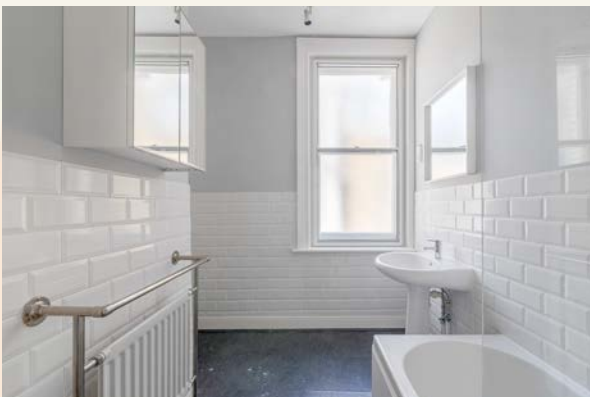
#### What you need to know

- Two Bedroom Mansion Flat
- Third Floor
- West Facing
- High Ceilings
- Period Features
- Red Brick Dutch Gable Building
- Central Covent Garden Location
- Leasehold: 158 Years
- Service Charge: £5,218 per annum
- Ground Rent: £100.00 per annum



**James Street, Covent Garden WC2**





### Overview

Located moments from the Royal Opera House and Covent Garden's globally renowned Piazza, this well-proportioned apartment is situated on the third floor of a pretty red-brick residential building with an historic Dutch gable, offering good-sized accommodation all situated on one floor.

Although requiring some modernisation, the current layout is well-suited to contemporary living and offers the incoming purchaser a rare opportunity to acquire an apartment in this highly desirable location, with the ability to create a truly unique West End home filled with fantastic light and a sense of space. The primary living space and principal bedroom both face west, with original sash windows providing a view over the bustling street below, the second bedroom is located to the rear, along with the family bathroom.

Offering a mix of heritage, convenience and character that's hard to match – right in the heart of one of London's most iconic neighbourhoods.



**James Street, Covent Garden WC2**



Though only a few hundred feet long, James Street is one of Covent Garden's most recognisable and characterful streets - a short, lively stretch that connects Long Acre to the Piazza, sitting at the heart of one of London's most historic and desirable neighbourhoods.

Dating back to the early 18th century, it has always been full of life. Historically a popular route for market traders, theatre crowds and city-dwellers alike, today it's home to a mix of shops & boutiques from established brands, stylish cafés, restaurants and a couple of pubs, all with the buzz of Covent Garden on the doorstep. Several of the buildings along James Street are listed, with beautiful Georgian and Victorian architecture giving the cobbled and pedestrianised street its unique character.

Offering an unbeatable central London lifestyle, a home here is only moments from some of London's most world-class dining, theatres, galleries and fashion – but also tucked into a walkable, village-like pocket of the West End. Transport links are excellent, with Covent Garden, Leicester Square and Holborn tube stations all within a short walk.



# 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.

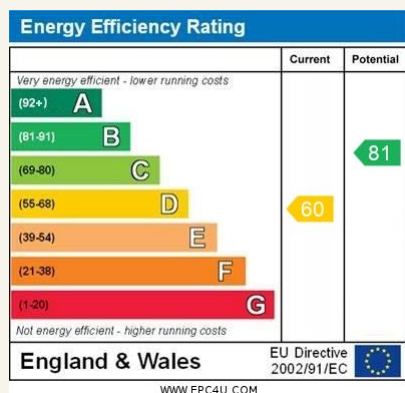
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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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## James Street, WC2

Approximate Gross Internal Area 68 sqm/ 732 sq ft

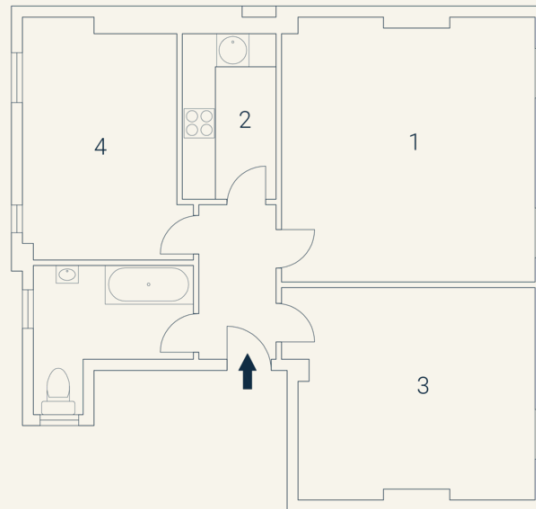
### Third Floor

1 Living/  
Dining  
4.83 x 4.59M  
15'10" x 15'1"

2 Kitchen  
3.02 x 1.69M  
9'11" x 5'7"

3 Bedroom  
4.27 x 3.85M  
14' x 12'8"

4 Bedroom  
4.43 x 3.10M  
14'6" x 10'2"



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