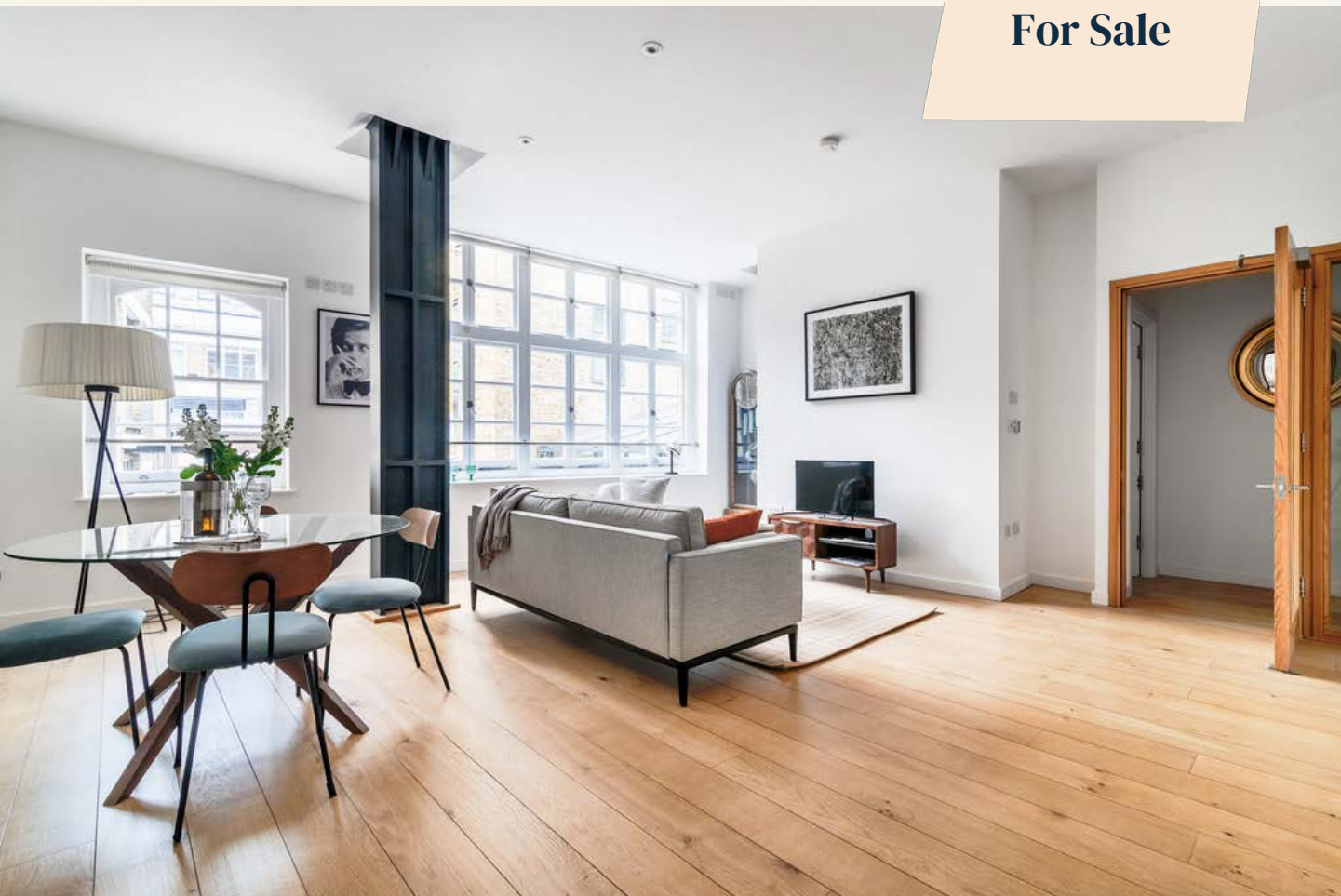


tavistockbow

For Sale



People Make Places



Macklin Street, Seven Dials WC2

2 bedrooms | 904 sq ft

£1,525,000

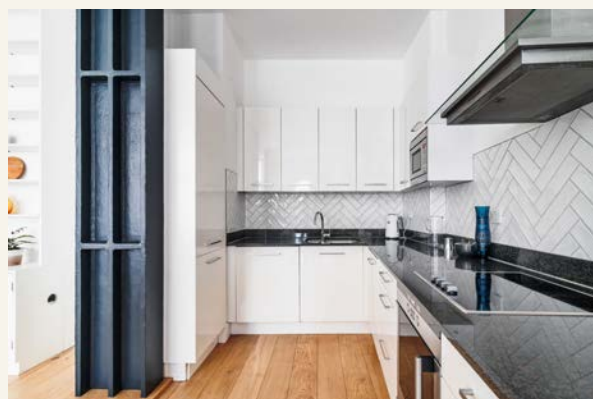




The Costume Warehouse is a boutique collection of only seven fantastic loft style apartments in the heart of Seven Dials Conservation area. This first floor two bedroom, two bathroom apartment features soaring ceilings, original steel supports, timber floors and views over a quiet street to the rear.

What you need to know

- Period Warehouse Conversion
- Boutique Development
- Two Bedrooms
- Two Bathrooms
- Oiled Oak Flooring Throughout
- Open Plan Kitchen & Reception
- Quiet Residential Street
- Share of Freehold - 980 years approx.
- Service Charge: £6500 per annum (approx.)
- Ground Rent: £400 per annum



Macklin Street, Seven Dials WC2



Overview

This historically important period building was formerly the costume storage warehouse for Sir Cameron Mackintosh. After a sympathetic restoration and conversion of the building in recent years, this first floor apartment is a fine example of contemporary loft-influenced living, featuring generous ceiling heights approaching 3m throughout, creating an enhanced sense of volume and space.

The well-proportioned open plan principal living space is filled with light from large original windows overlooking a quiet pedestrianised street to the rear. Warm neutral tones compliment natural finishes including oiled oak flooring, with modern fixtures against a backdrop of period features such as the original steel supports painted in a contemporary colour palette throughout the apartment, ensuring a connection between modern living and the building's industrial history.

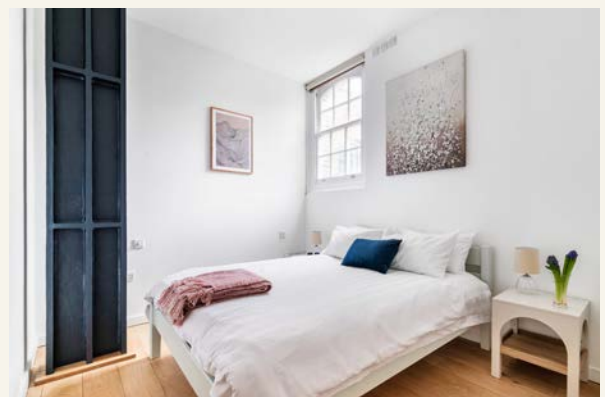


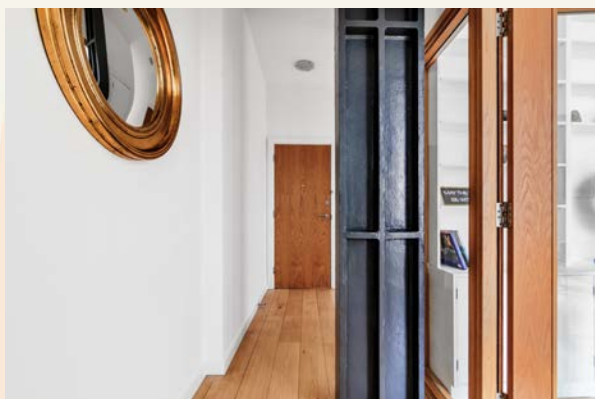


The apartment has undergone a recent refurbishment with a modern open-plan kitchen featuring a mix of highly contemporary finishes, fully integrated Bosch appliances and polished granite work surfaces. Similarly, the generous bathrooms are finished in a neutral modern colour palette with contemporary fixtures and finishes.

Two generous double bedrooms again feature high ceilings plus bespoke built-in wardrobes, the principal bedroom featuring a contemporary en-suite bathroom finished to a high standard, plus a further large family bathroom serving the second bedroom.

Macklin Street is located off Drury Lane, away from the hustle & bustle of London's West End but perfectly positioned for easy access to the wonderful Seven Dials Village with its cobbled streets, independent shops and the fantastic Seven Dials Market. Nearby, Covent Garden's iconic Piazza and surrounding streets offer some of the Capital's finest shopping, dining and entertainment.





Not only is this part of London a world class entertainment and retail district, but also a globally recognised centre for learning. The University of London has several member institutions with local campuses including The London School of Economics & Political Science (LSE), Kings College London, University College London, Birkbeck, London School of Hygiene & Tropical Medicine and SOAS.

Transport links abound with Covent Garden and Holborn tube stations both only a few minute's walk, plus tube and Elizabeth Line services from nearby Tottenham Court Road. The City is within easy reach to the East, with London's legal heart located around nearby Lincoln's Inn.



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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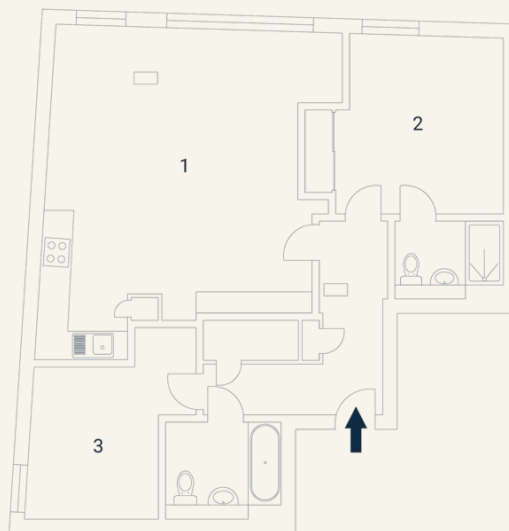
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Macklin Street, WC2

Approximate Gross Internal Area 84 sq m / 904 sq ft

First Floor

1 Living / Kitchen / Dining 7.00 x 6.17M 23'0" x 20'2"	2 Bedroom 4.11 x 3.75M 13'6" x 12'4"	3 Bedroom 4.06 x 3.36M 13'4" x 11'0"
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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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