

*tavistockbow*

**For Sale**



**People Make Places**



**Betterton Street, Covent Garden WC2**

1 bedroom | 463 sq ft

**£625,000**





A charming one bedroom flat located within this period block on a quiet tree lined street between Drury Lane and Endell Street within Covent Garden's historic Seven Dials Conservation Area, recently refurbished to a good standard and available for immediate occupation.

#### What you need to know

- One Bedroom Flat
- Recently Refurbished
- 463 sqft.
- Neutral Decor Throughout
- Contemporary Kitchen & Bathroom
- Quiet Tree Lined Street
- Seven Dials Conservation Area
- Leasehold: Approx. 100 Years
- Service Charge: £1500 per annum
- Ground Rent: £10 per annum



**Betterton Street, Covent Garden WC2**





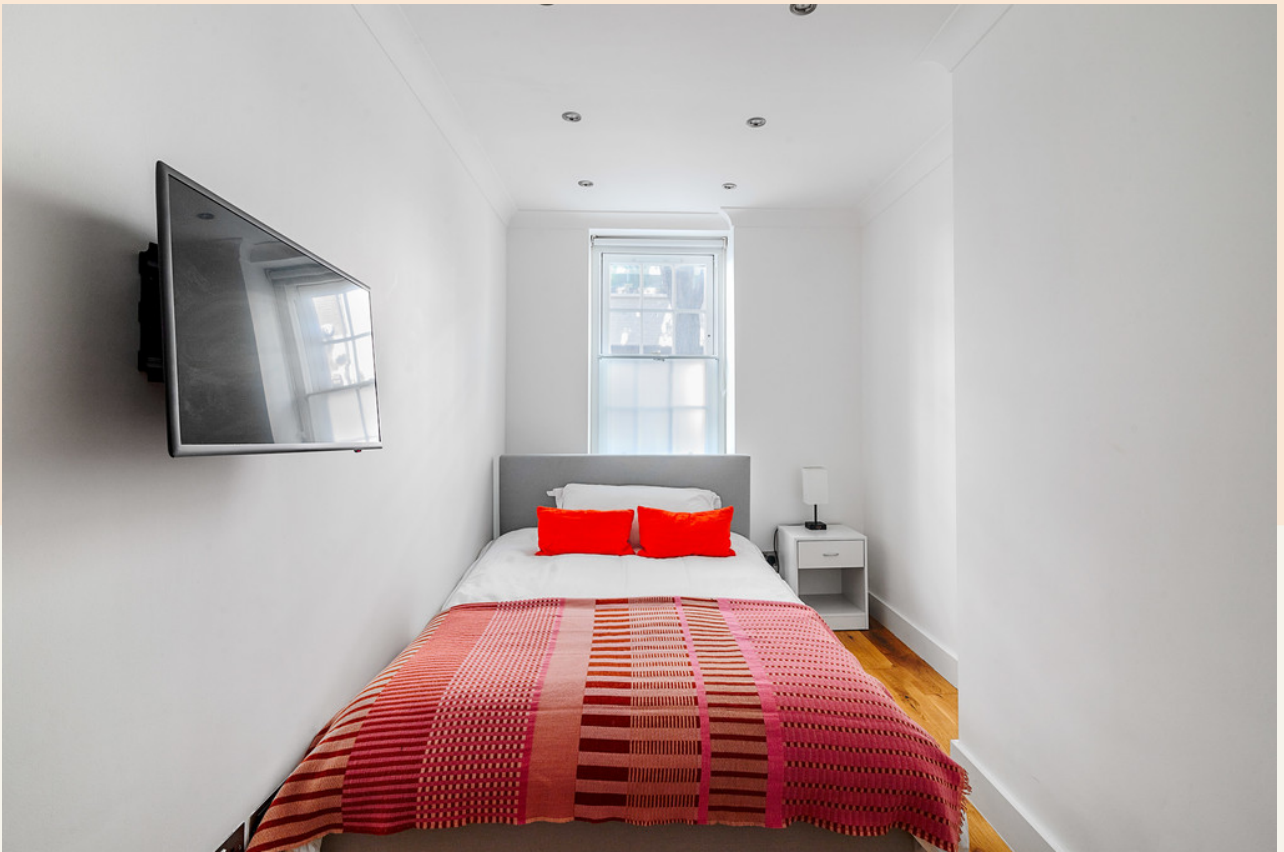
### Overview

A charming one bedroom flat has been recently modernised to a high standard, featuring a contemporary eat-in kitchen, well-proportioned reception room, modern shower room and neutral decor and timber flooring throughout.

Betterton Street itself is a quiet side street only moments from the hustle & bustle of Seven Dials and Covent Garden Piazza, with some of the West End's best restaurants, fantastic retailers and of course world renowned London theatres literally on the doorstep.

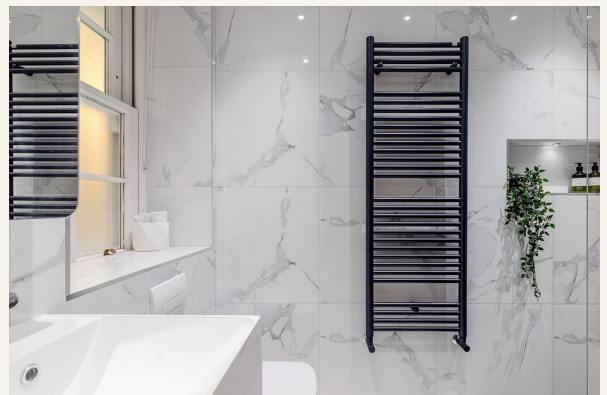
Seven Dials is a charm-packed lifestyle & gastronomy hub connecting Covent Garden with Soho, defined by seven characterful cobbled streets radiating from the unmistakable sundial dating from the 1690's. With cobbled streets, an eclectic mix of historic warehouses and Dutch style red brick houses, plus a flourishing food scene with Seven Dials Market's independent street food vendors and Neal's Yard's fantastic Barbary and new arrival 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.

Covent Garden residents have access to some of the capital's finest restaurants and retailers, not to mention world class cultural attractions in the form of the Royal Opera House and numerous theatres, museums and galleries. Educational powerhouses The London School of Economics, King's College and University of London all have major campuses nearby, making the neighbourhood an ideal home for culture vultures and students alike.



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# 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		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Betterton House, WC2

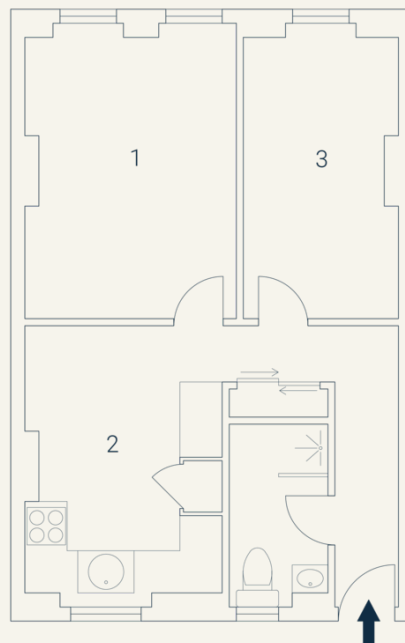
Approximate Gross Internal Area 43 sqm/ 463 sq ft

### Second Floor

1 Living  
4.16 x 3.03M  
13'8" x 9'11"

2 Dining/  
Kitchen  
4.09 x 2.56M  
13'5" x 8'5"

3 Bedroom  
4.16 x 2.18M  
13'8" x 7'2"



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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