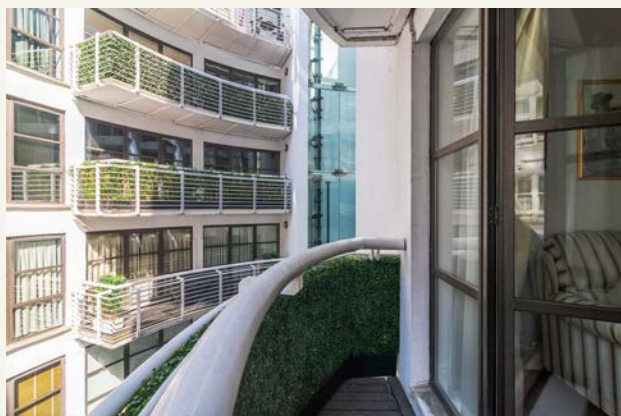


*tavistockbow*

**For Sale**



## People Make Places



**Tavistock Street, Covent Garden WC2**

2 bedrooms | 1,012 sq ft

**£1,250,000**





Situated on the second floor with great natural light and views over the surrounding streets, this well-proportioned lateral apartment features a bright, open plan living, dining & kitchen space, two double bedrooms, two bathrooms and a private south-west facing balcony, as well as daytime concierge.

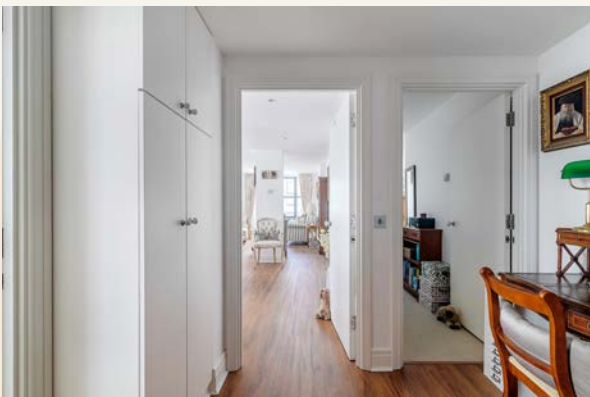
#### What you need to know

- Two Bedroom Lateral Apartment
- Two Bathrooms
- Second Floor
- South West Facing
- Central Covent Garden Location
- Private Balcony
- Daytime Concierge
- Leasehold: 103 Years Remaining
- Service Charge: £4,727.48
- Ground Rent: £300 per annum



**Tavistock Street, Covent Garden WC2**





### Overview

Located on the corner of Tavistock Street and Burleigh Street in the heart of London's Theatreland, Harlequin Court is a collection of four period buildings featuring 41 apartments, refurbished and developed in the early 2000's and arranged around a beautiful Japanese style communal water garden.

To this day, it is still one of Covent Garden's most sought after residential buildings, striking a great balance between a quiet position and having the Piazza and Covent Garden's many other attractions literally on the doorstep.

Situated on the second floor with great natural light and views onto the surrounding streets, this well-proportioned lateral apartment features a bright open plan living space with direct access onto a private south-west facing balcony, along with two well-proportioned bedrooms and two bathrooms. The building is served by lifts to all floors, a daytime concierge and the common areas overlook the tranquil Japanese style water garden at the heart of the building.



**Tavistock Street, Covent Garden WC2**



## The Neighbourhood | Covent Garden

One of London's most iconic and recognisable destinations, 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.

Whilst Covent Garden's storied past is well documented, the modern evolution is a globally recognised area renowned for its shops, theatres, restaurants and of course the iconic Piazza & Royal Opera House.

But at the same time, through careful curation and thoughtful redevelopment of some wonderful historic buildings, as well as a number of thoroughly modern developments, Covent Garden has returned to its roots as a desirable residential area.



**Tavistock Street, Covent Garden WC2**



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

## Harlequin Court, WC2

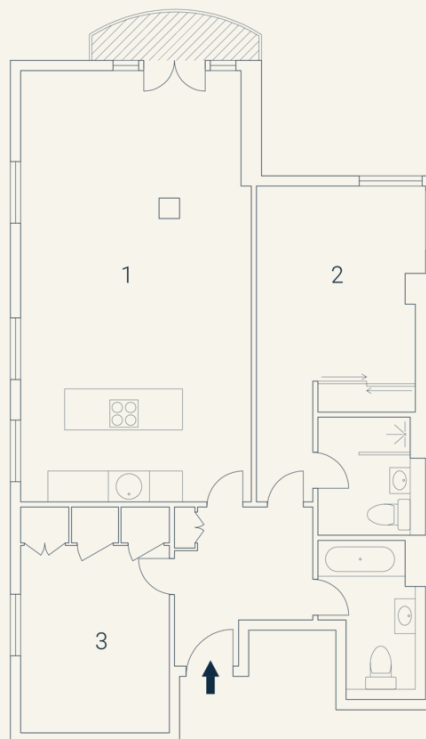
Approximate Gross Internal Area 94 sqm/1012 sq ft

### Second Floor

1 Living/  
Dining/  
Kitchen  
8.39 x 4.48M  
27'6" x 14'8"

2 Bedroom  
6.05 x 3.31M  
19'10" x 10'10"

3 Bedroom  
4.37 x 2.92M  
14'4" x 9'7"



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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**Tavistock Street, Covent Garden WC2**