

tavistockbow

For Sale



People Make Places



Drury Lane, Covent Garden WC2

3 bedrooms | 1,453 sq ft

£1,800,000





This fantastic three bedroom triplex apartment is located within Seven Dials Conservation area and is a short walk from Covent Garden's iconic Piazza. Remodelled to a very high standard, the mix of generous proportions, light filled spaces, outside space and well considered finishes create a truly unique West End home.

- Triplex Apartment
- Three Bedrooms
- Private Patio Garden
- Two Bathrooms
- Separate Kitchen
- East / West facing
- Seven Dials Conservation Area
- Leasehold: 178 years remaining
- Service Charge £1,328.92 per annum
- Ground Rent: Zero



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Arranged over the upper floors of this purpose built block, the apartment features attractive wooden and tiled floors with windows facing both east and west, allowing great natural light and an elevated outlook along Drury Lane and Shorts Gardens.

The first floor features a well proportioned reception room, separate well-equipped eat-in kitchen and a fabulous conservatory that leads out onto a tranquil private terrace garden. On the second floor there two generous bedrooms and a shared shower room. The entire top floor is made up of the principal suite, featuring a large bedroom and en-suite bathroom.

The apartment is located at the northern end of Drury Lane, a quiet street within easy reach of The Strand, Lincoln's Inn Fields and central Covent Garden

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



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and University of London all have major campuses nearby, making the neighbourhood an ideal home for culture vultures and students alike.

St. Martin's Lane boasts numerous venues including The Duke of York's and Noel Coward theatres and the London Coliseum, home of the English National Opera, but also some wonderful pedestrianised streets with a true village atmosphere such as New Row and Cecil Court.



Covent Garden, Embankment, Charing Cross and Leicester Square tubes are only a few moments away, with mainline railway services from Charing Cross and the Thames Clipper riverboat service from nearby Embankment Pier. The Southbank is also within easy reach being only a short stroll across Hungerford Bridge, as well as the pleasant green open space of Victoria Embankment Gardens.



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People Make Places


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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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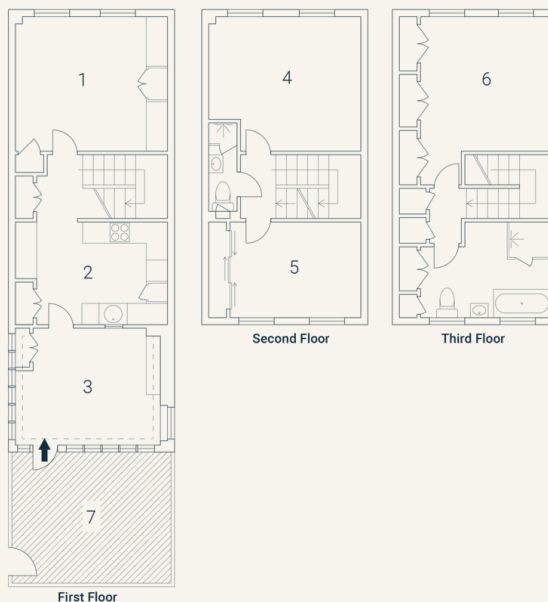
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area 135 sqm/ 1453 sq ft

Excluding External Terrace of 16 sqm/ 172 sq ft

1 Living/ Dining 4.43 x 3.76M 14'6" x 12'4"	2 Kitchen 4.25 x 2.90M 13'11" x 9'6"	3 Conservatory 4.00 x 3.32M 13'1" x 10'11"	4 Bedroom 4.50 x 3.77M 14'9" x 12'4"
5 Bedroom 4.23 x 2.70M 13'11" x 8'10"	6 Bedroom 4.60 x 4.46M 15'1" x 14'8"	7 Terrace 4.40 x 3.72M 14'5" x 12'2"	



First 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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