

tavistockbow

For Sale



People Make Places



Macklin Street, Seven Dials WC2

2 bedrooms | 1,572 sq ft

£2,300,000





This authentic loft apartment forms part of an historic Victorian warehouse, featuring 3m ceilings, industrial windows, a secluded roof terrace and is a genuinely rare lateral space with volume, light and warmth, moments from the calm cobbled streets of Seven Dials and the buzz of Covent Garden.

What you need to know

- Authentic Lateral Loft Apartment
- Two Bedrooms
- Two Bathrooms
- Third Floor - 1572sqft
- Secluded Roof Terrace
- 3m High Ceilings
- Secure Underground Parking
- Leasehold: 96 Years Remaining
- Ground Rent: £800 Per Annum
- Service Charge is £9,750.13 per annum



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Overview

This two-bedroom, two-bathroom loft is situated on the third floor of an historically significant Victorian warehouse, originally converted in the early 2000's and located in a quiet spot between Covent Garden and Seven Dials.

Once a working fruit & vegetable depot serving Covent Garden market, this handsome period building has been sympathetically reimaged as a boutique collection of loft-style residences. This impressive lateral apartment spans approx. 1,572 sq ft and benefits from ceiling heights approaching 3m throughout, creating an exceptional sense of volume and calm.

The principal living space is arranged laterally across the front of the building and filled with natural light via oversized industrial windows overlooking the quiet rooftops of Macklin Street and the neighbouring alms-houses. The reception space flows seamlessly into an open-plan kitchen with feature island, creating a generous space for entertaining or quiet retreat.



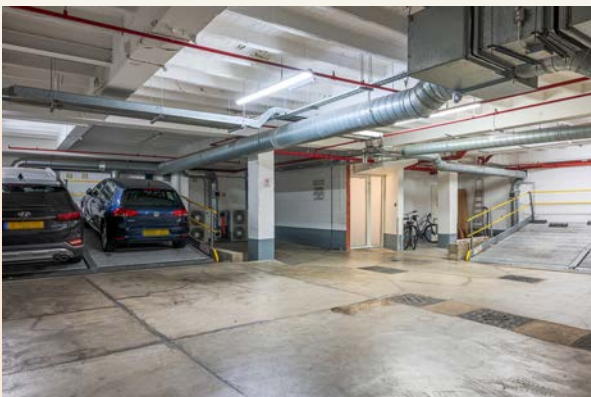
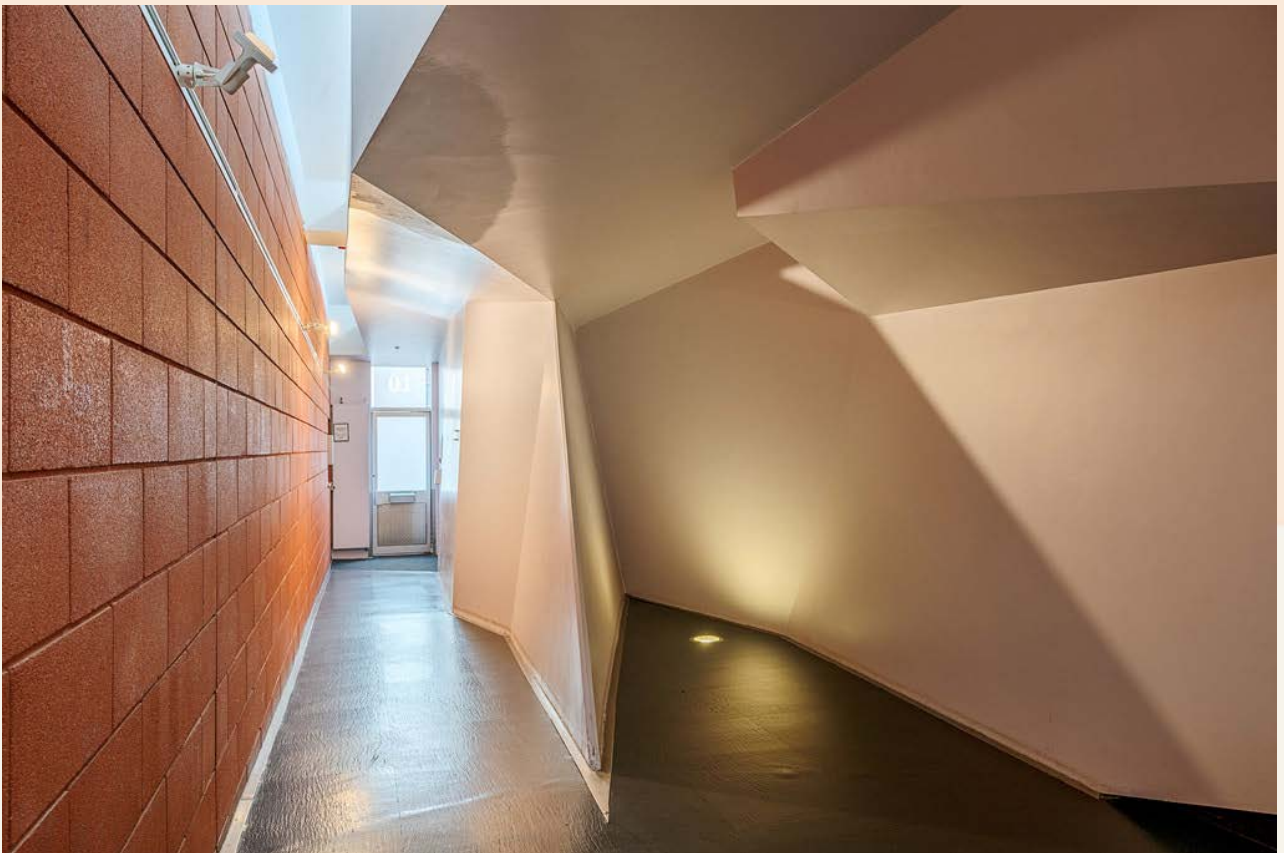


A secluded planted terrace, accessible from both the living area and principal bedroom, provides rare outdoor space in this central location.

Natural finishes and neutral tones bring warmth and softness to the apartment's characterful framework-hardwood flooring, exposed lintels and steel casements are paired with understated contemporary detailing. Both bedrooms are well proportioned with built-in storage, and the principal suite includes a stylish en-suite with terrazzo-style finishes. Further features include a guest bathroom, private entrance lobby, and secure underground parking (accessed via Parker Street) complete the home.

Macklin Street is located just off Drury Lane, offering a welcome contrast to the bustle of nearby Covent Garden. Just moments away, Seven Dials unfolds into a network of cobbled streets, independent boutiques and creative food destinations including the ever-popular Seven Dials Market and Caravan on Drury Lane.





For a breath of fresh air, the public roof garden at the nearby Post Building on New Oxford Street is a short walk east, while cultural landmarks including the Royal Opera House, British Museum and Lincoln's Inn are all within easy reach.

Nearby transport includes Covent Garden, Holborn and Tottenham Court Road (Elizabeth Line) for direct connections to Heathrow, the City and beyond. World-renowned institutions such as LSE, King's, UCL and SOAS are also close by, placing the apartment at the heart of one of London's most dynamic and well-connected neighbourhoods.



People Make Places

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And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	64 D
39-54	E		
21-38	F		
1-20	G		

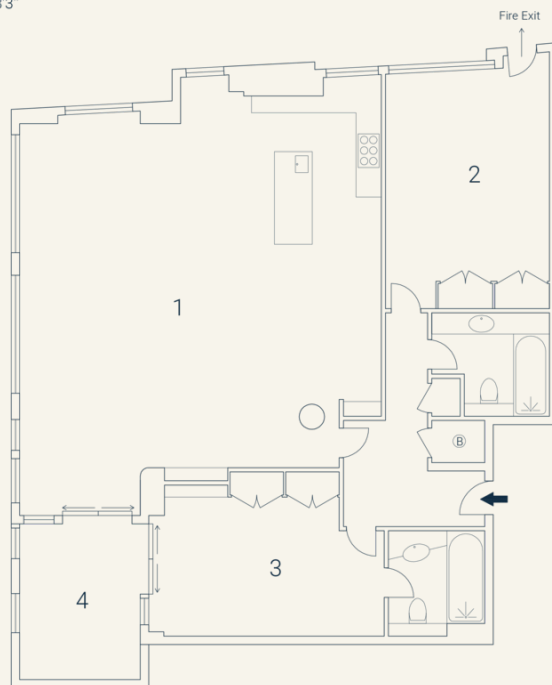
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Approximate Gross Internal Area 146 sqm/ 1572 sq ft

Excluding External Terrace of 11 sqm/ 118 sq ft

Third Floor

1 Living/ Dining/ Kitchen 9.30 x 8.60M 30'6" x 28'3"	2 Bedroom 6.13 x 3.93M 20'1" x 12'11"	3 Bedroom 3.91 x 5.62M 12'10" x 18'5"	4 Terrace 3.73 x 2.83M 12'3" x 9'3"
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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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