

tavistockbow

For Sale



People Make Places



Neal Street, Seven Dials WC2

3 bedrooms | 987 sq ft

£1,600,000

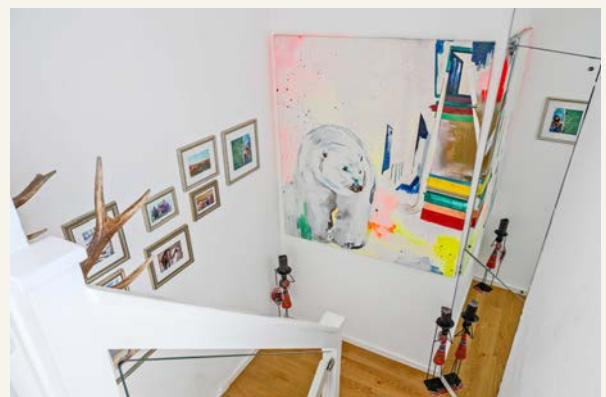




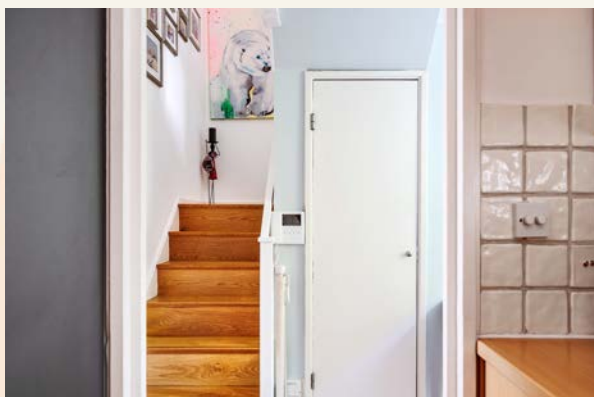
A fantastic three bedroom duplex apartment situated at the northern end of Neal Street in Seven Dials, featuring a wonderful private terrace garden to the rear, as well as a private balcony overlooking Neal Street, a rare find in such a central location.

What you need to know

- Bright Duplex Apartment
- Three Bedrooms
- First & Second Floors
- Family Bathroom
- Separate Shower Room
- Private Terrace Garden
- Separate Balcony
- Leasehold: 180 Years
- Service Charge: £1505.82 per annum (2024)
- Ground Rent: £peppercorn



Neal Street, Seven Dials WC2



Overview

This bright and airy duplex apartment forms part of a purpose built block within the Seven Dials Conservation Area, moments from the shops, restaurants and Theatres of Covent Garden, as well as the bright lights and buzz of Soho.

Accessed via a well-maintained private terrace garden on the podium (first floor) level, which is a rarity on this central location, the apartment features a generous living space with a well proportioned private balcony overlooking Neal Street, along with a separate well-appointed kitchen area and shower room off of the entrance hall.

On the second floor are two double bedrooms both overlooking Neal street, with a third bedroom facing the rear, as well as a modern family bathroom.

The apartment is presented in fantastic order throughout, with modern decor and lovely oiled natural oak flooring, also benefitting from modern windows throughout that are either



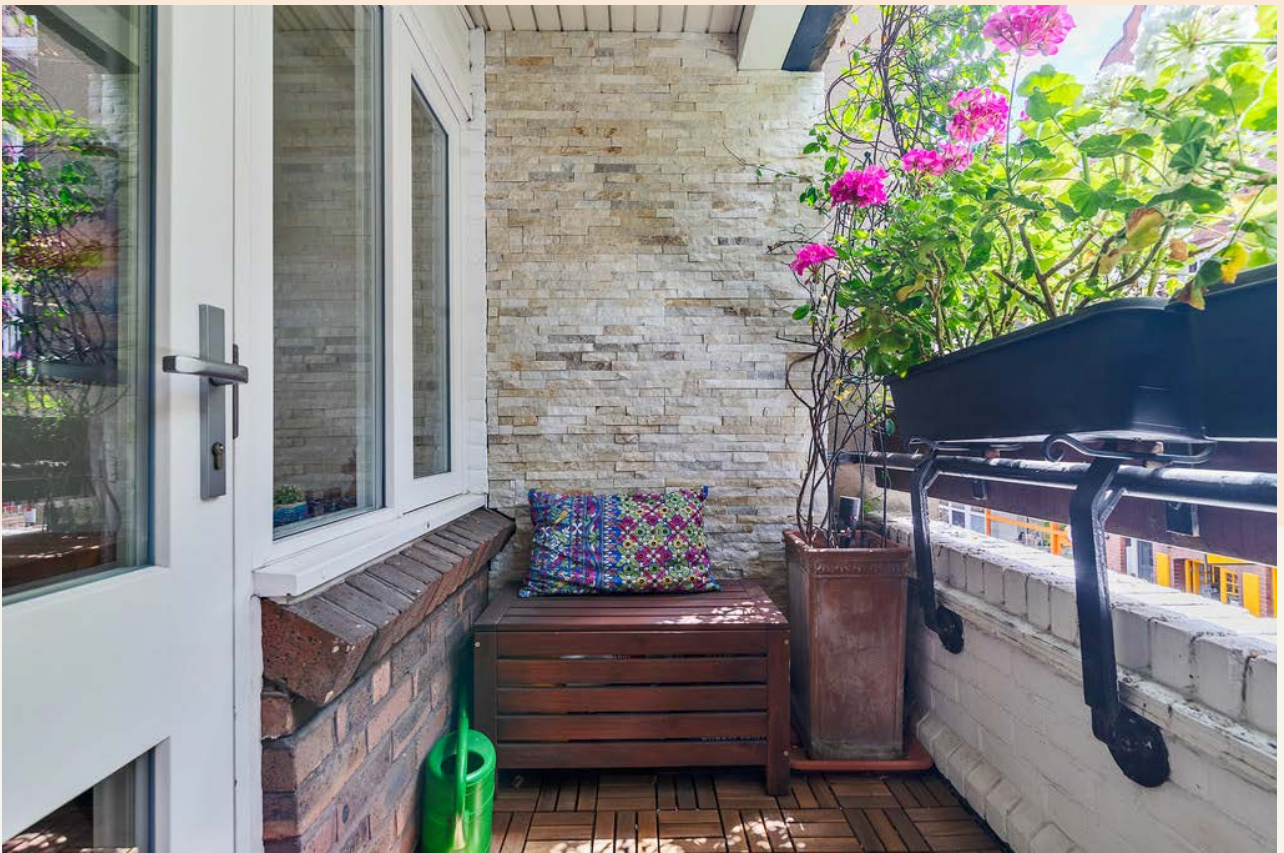


double or triple glazed, having been replaced by the freeholder in recent years. The apartment offers a genuine oasis of calm as a direct counterpoint to the hustle & bustle of the streets of London's West End.

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 recent 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 alike.





Covent Garden offers 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.

Not only that, but the neighbourhood is one of the best connected in Central London, with nearby tube stations located at Covent Garden (Piccadilly Line), Leicester Square (Piccadilly & Northern Lines) Holborn (Piccadilly & Central Lines) and Tottenham Court Road (Northern, Central & Elizabeth Lines), providing tube links north, south, east & west as well as easy of access to Heathrow Airport and the City of London.



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**.

MISINTERPRETATION ACT (COPYRIGHT) DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) of this property whose agents they are, given notice that: 1. These particulars do not constitute, not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Tavistock Bow Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989, Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentation Act 1991; These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Follow us:     @tavistockbow

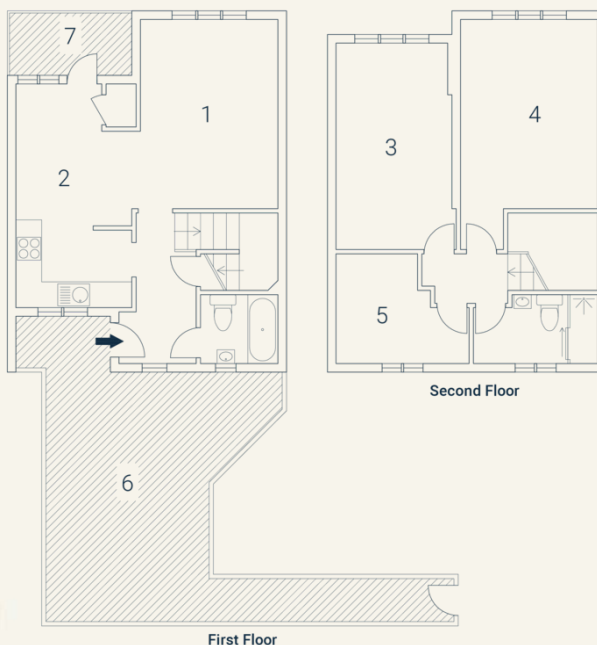
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Neal Street, WC2

Approximate Gross Internal Area 91.6 sqm/ 987 sq ft

Excluding External Terrace and Balcony of 77 sqm/ 829 sq ft

1 Living 4.36 x 3.18M 14'4" x 10'5"	2 Dining/ Kitchen 5.15 x 2.89M 16'11" x 9'6"	3 Bedroom 4.76 x 2.85M 15'7" x 6'8"	4 Bedroom 5.32 x 3.17M 17'5" x 10'5"
5 Bedroom 3.16 x 2.70M 10'4" x 8'10"	6 Terrace 9.74 x 7.24M 31'11" x 23'9"	7 Balcony 2.67 x 1.50M 8'9" x 4'11"	



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

tavistockbow

21 New Row, Covent Garden,
London, WC2N 4LE

t: 020 7477 2177
e: hello@tavistockbow.com
w: tavistockbow.com



Neal Street, Seven Dials WC2