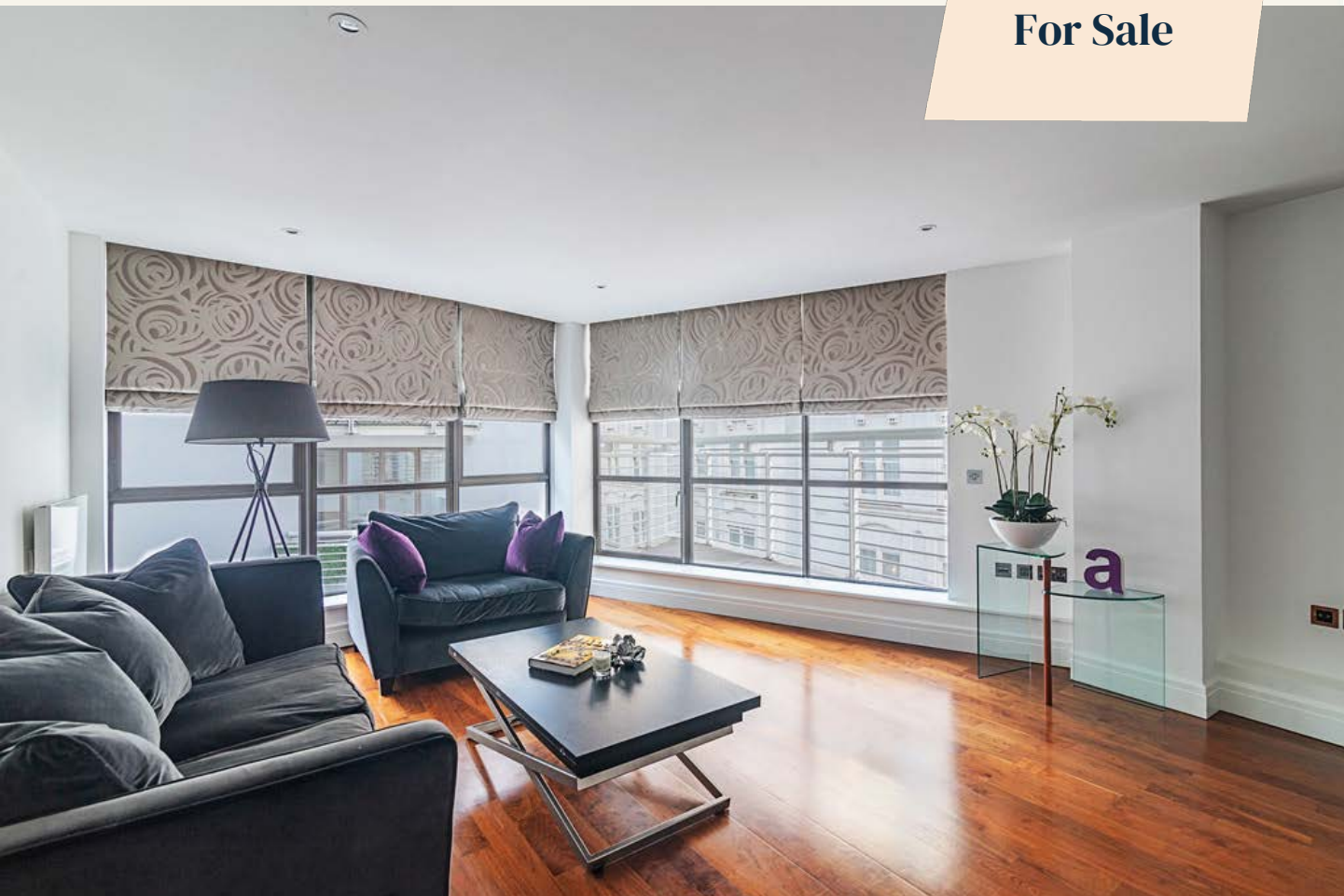
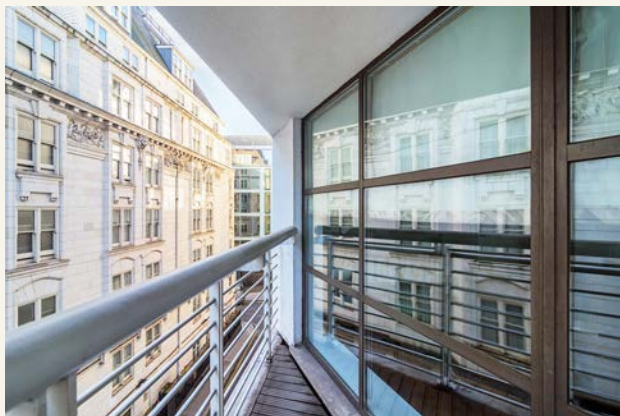


*tavistockbow*

**For Sale**



**People Make Places**

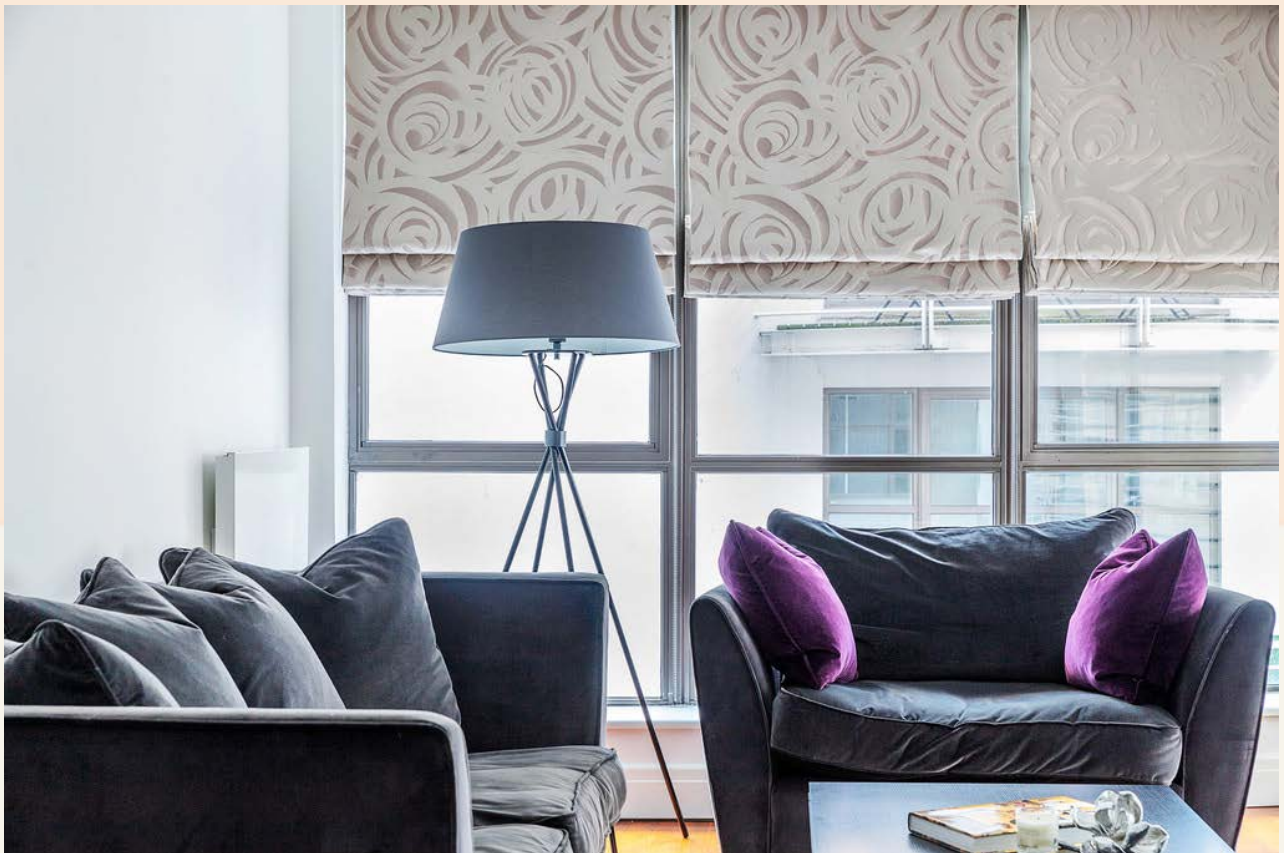


**Harlequin Court, Covent Garden WC2**

2 bedrooms | 958 sq ft

**£1,300,000**

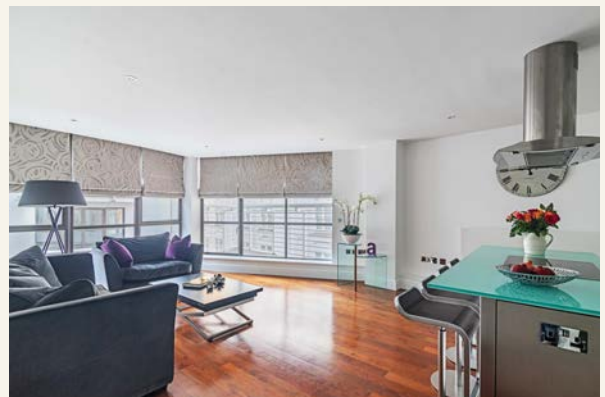




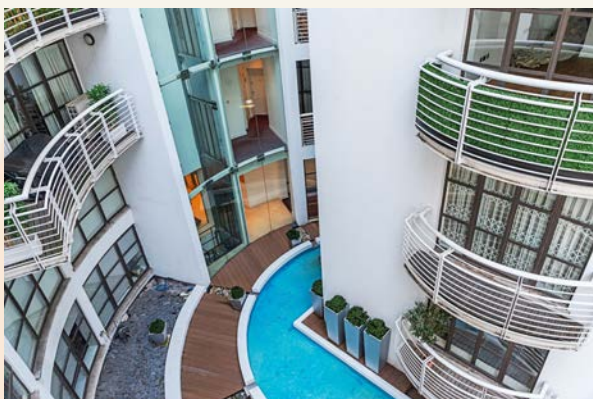
Situated on the third floor with a corner aspect, great natural light and views onto the surrounding streets, this well-proportioned lateral apartment features a bright open plan living space, two double bedrooms and two bathrooms, as well as a private south facing balcony.

#### What you need to know

- Two Bedroom Lateral Apartment
- Two Bathrooms
- Third Floor (with lift)
- Private Balcony
- 958 sqft.
- Communal Japanese Water Garden
- Daytime Concierge
- Leasehold: 102 Years
- Service Charge: £4927.38 per annum
- Ground Rent: £300.00 per annum







### 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 third floor with a corner aspect, great natural light and views onto the surrounding streets, this well-proportioned lateral apartment features a bright open plan living space, two double bedrooms and two bathrooms, as well as a private south facing balcony overlooking both the water garden and Exeter Street.



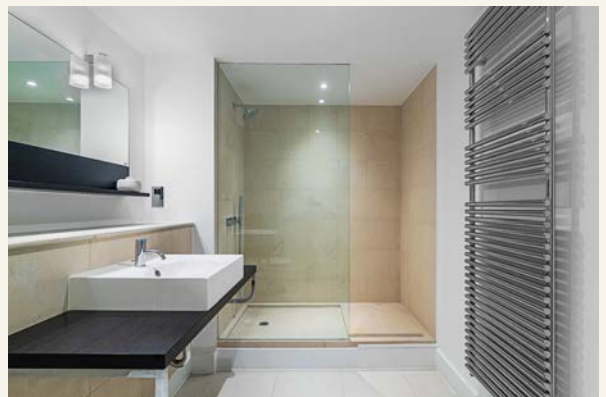


## The Neighbourhood | Covent Garden

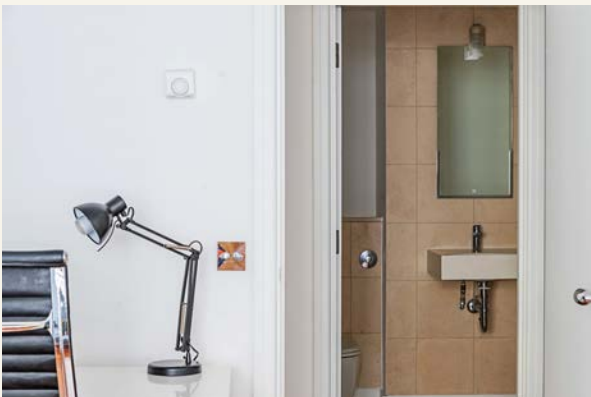
One of London's most iconic and recognisable destinations, perhaps from the outsider's perspective nothing more than a hub for tourists, shoppers, theatre goers or opera aficionados, but scratch the surface and there is so much more to discover about this thriving community.

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.



**Harlequin Court, Covent Garden WC2**



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.

Tiring of the Covent Garden lifestyle is pretty much impossible, there's just so much to do! But if you feel the need to spread your wings, Soho, Mayfair, the City of London and the South Bank are all within easy reach, not to mention numerous transport options including the tube, Elizabeth Line, mainline rail and river boat, making the area one of the most well-connected neighbourhoods in the capital.





# 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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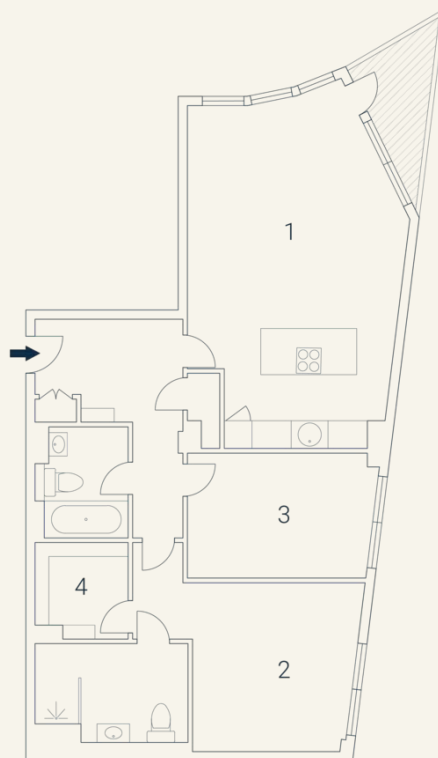
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Harlequin Court, WC2

Approximate Gross Internal Area 89 sqm/ 958 sq ft

### Third Floor

1 Living/ Dining/ Kitchen 7.70 x 4.50M 25'3" x 14'9"	2 Bedroom 3.70 x 3.40M 12'2" x 11'2"	3 Bedroom 4.00 x 2.70M 13'1" x 8'10"	4 Walk-In Robe 2.09 x 2.03M 6'10" x 6'8"
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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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**Harlequin Court, Covent Garden WC2**