

For Sale



People Make Places



Shelton Street, Seven Dials WC2

1 bedroom | 549 sq ft

£950,000





This simply beautiful one bedroom penthouse is located in an enviable position on the periphery of Seven Dials Village, close to the centre of Covent Garden. Comprehensively refurbished to exacting standards, features include soaring vaulted ceilings, exposed brickwork and oak flooring throughout.

What you need to know

- One Bedroom Apartment
- Third (Top) Floor
- Fantastic Seven Dials Location
- Access to Private Courtyard
- Wonderful Vaulted Ceilings
- Recently Refurbished
- Camden Council Tax Band F: £2,904.16
- Leasehold: 148 Years approx.
- Service Charge: £3,700 per annum
- Peppercorn Ground Rent





Overview

Finished in a simple, timeless and calming palette of neutral tones, this well-proportioned one bedroom apartment sits at the top of a handsome period building on the fringes of Seven Dials, part of the Comyn Ching Triangle development, which was an ambitious urban regeneration scheme spearheaded in the mid-1980's by renowned architect Sir Terry Farrell.

The apartment creates a sense of volume and space that defies its floor area, through clever use of exposed original materials and with the ceilings having been opened up as much as possible, with the addition of well-placed roof lights allowing extra natural light into the space.

There are views over Shelton Street to the front, and the attractive terraced courtyard of Ching Court to the rear, which is a pleasant secluded public space during the day, but accessible only to residents via a key on evenings and weekends.





Recently refurbished to a high standard, the apartment features an open plan fully fitted kitchen with a generous central island and worktops in quartz composite stone.

A mix of materials including beautiful oiled oak timber flooring runs throughout the space, complimenting the original exposed brick walls that give the apartment an authentic patina and period feel.

The bedroom and bathroom are generously proportioned with ample and well-considered storage spaces. Attention to detail is evident in the design of the spaces, with sleek finishes and thoughtful touches throughout.





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 new 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.



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

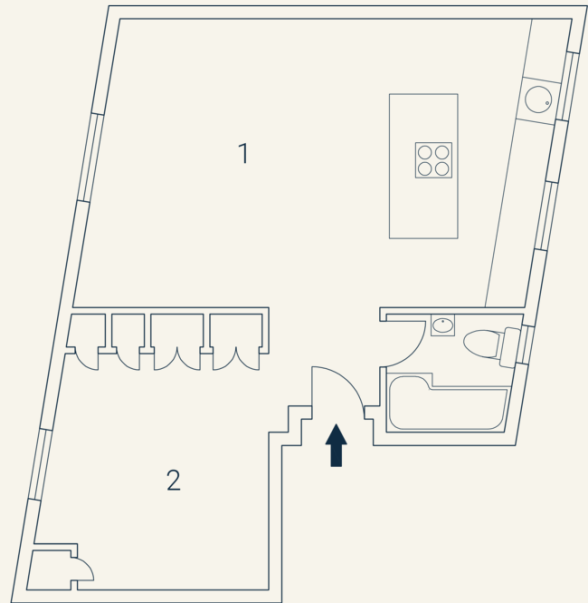
Shelton Street, WC2

Approximate Gross Internal Area 51 sqm/ 549 sq ft

Third Floor

1 Living/
Dining/
Kitchen
6.72 x 4.29M
22'1" x 14'1"

2 Bedroom
4.16 x 3.65M
13'8" x 12'



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

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



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