



SEBASTIAN OLIVER

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Broad Court, Covent Garden

Guide Price £900,000 - £975,000

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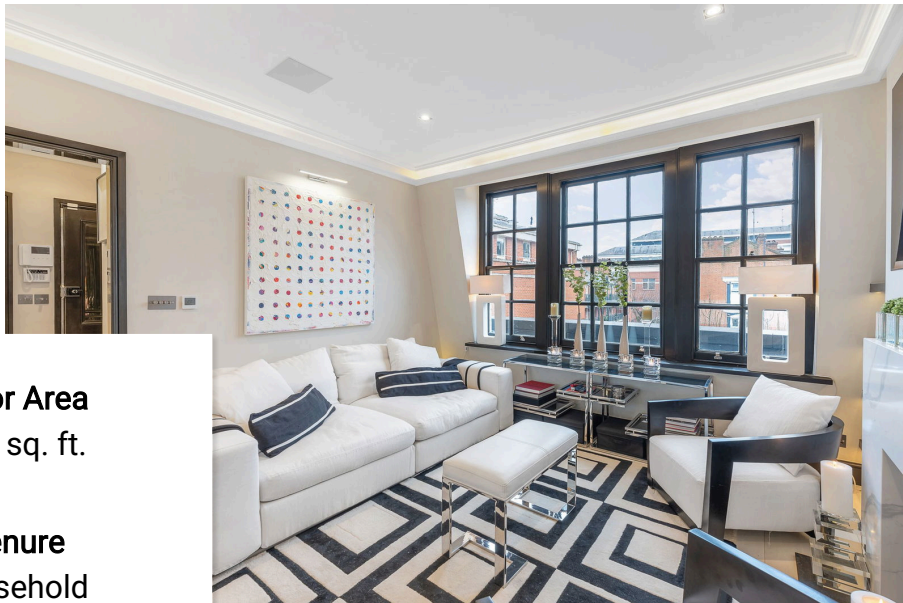


This beautiful one-bedroom apartment is situated on the third floor of an exceptional red-brick period building in Covent Garden, just moments from the fantastic Covent Garden Piazza and the Opera Quarter.

This exceptional apartment has been interior designed to the highest standard throughout, including engineered oak flooring and underfloor heating. The south-facing reception room is filled with light and offers ample space for entertaining. There is also a fully fitted, eat-in kitchen, a luxurious master bathroom, and a separate guest WC.

The design masterfully balances the traditional architecture of this historic building with contemporary finishes and materials. The well-appointed double bedroom at the rear provides a tranquil retreat, while the spacious modern shower room and separate guest WC add a touch of convenience and sophistication.





Floor Area
593 sq. ft.

Tenure
Leasehold

Service Charge
£6400 per annum

Ground Rent
£100 per annum

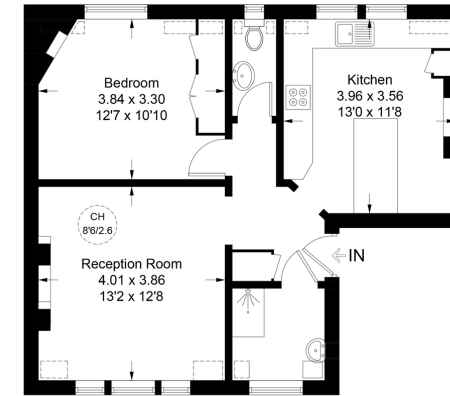


Broad Court

Approximate Gross Internal Area = 55.1 sq m / 593 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)



Reduced headroom below 1.5m / 5'0"



Third Floor

Illustration for identification purposes only, not for valuation purposes.
measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	