



SEBASTIAN OLIVER

exp[®] UK

@ seb.oliver@exp.uk.com

sebastianoliver.exp.uk.com

07711 581 552

2-3 Bedford Street

Guide Price £900,000 - £995,000

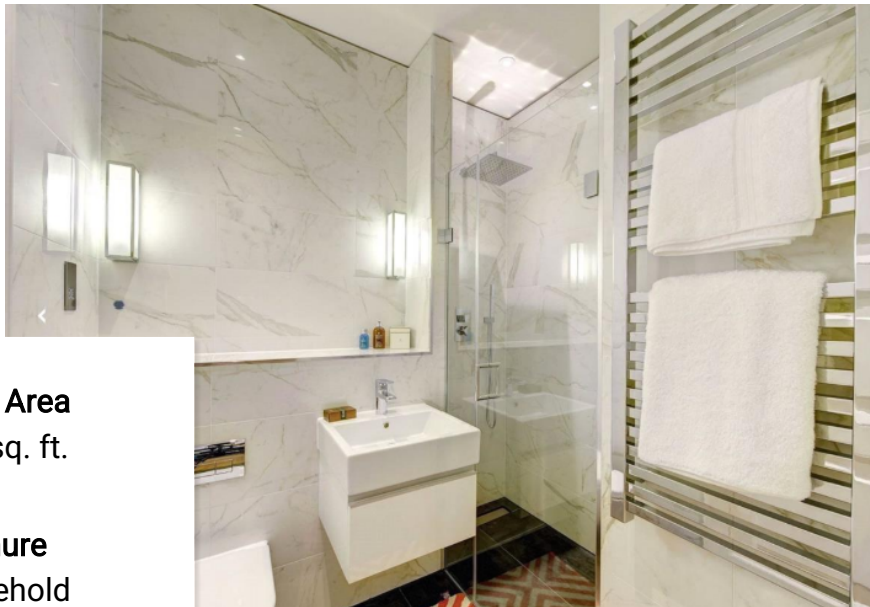
1 1



Introducing a stunning one-bedroom apartment located on the third floor of a 19th-century heritage building at 2-3 Bedford Street, Covent Garden. This residence is rich in architectural heritage and historical significance, having ties to the storied suffragette movement.

The apartment features high ceilings and beautiful herringbone-engineered oak flooring, adding to its timeless elegance. The spacious open-plan living area includes a modern Siemens kitchen, a large dining room table and a separate seating area, all framed by a large sash window that floods the space with natural light. The generous double bedroom boasts an original ocular window, providing a unique historical touch, while offering ample storage. The luxurious bathroom is designed with premium fittings, combining contemporary style with comfort. There is comfort cooling throughout the apartment and underfloor heating in the bathroom.





Floor Area
492 sq. ft.

Tenure
Leasehold

Service Charge
£5600 per annum

Ground Rent
£400 per annum

2, 2-3 Bedford Street, WC2

Gross internal area (approx.)

46 Sq m (492 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	