



SEBASTIAN OLIVER

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The Coyer Building, Leicester Square

Guide Price £1,550,000

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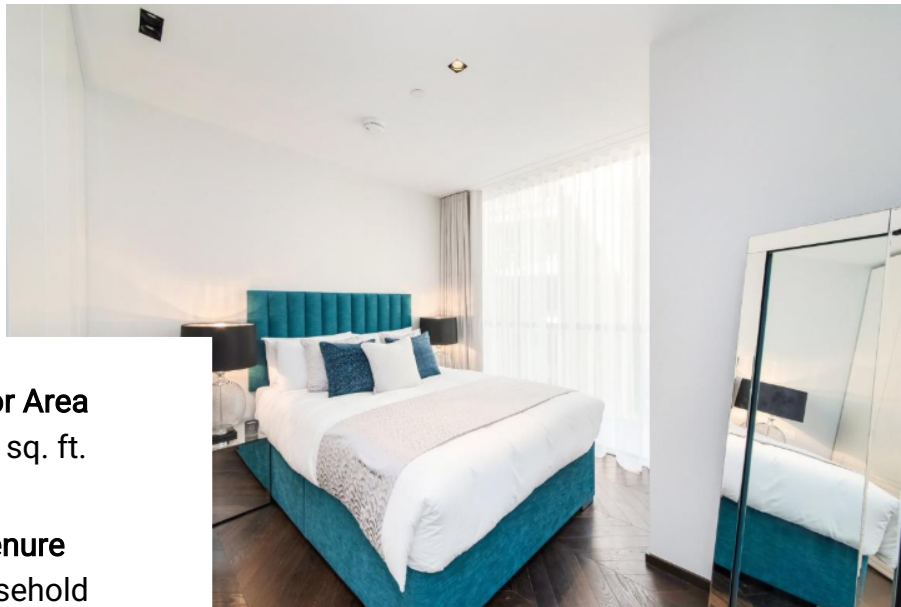
This contemporary two bedroom apartment has been finished with natural materials, engineered oak flooring throughout and natural stone flooring in the bathrooms.

The kitchen presents timber-veneered units with stone worktops and Miele appliances whilst underfloor heating and comfort cooling ensure the apartment maintains the perfect balance throughout the year. The two double bedrooms benefit from adjoining balconies and share a large family bathroom with a bathtub.

This beautiful home is also serviced by a lift and an exclusive weekday concierge service.

The Colyer development comprises 14 homes, including a selection of studios, two, and three bedroom apartments with one lateral penthouse.



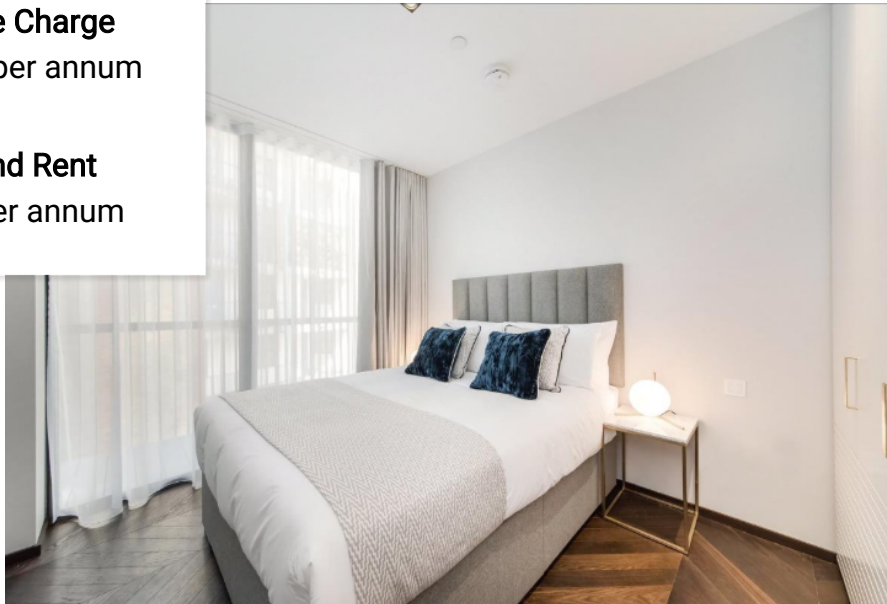


Floor Area
775 sq. ft.

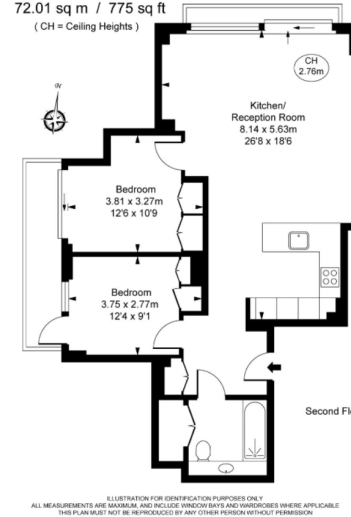
Tenure
Leasehold

Service Charge
£12000 per annum

Ground Rent
£800 per annum



The Colyer,
Great Newport Street, WC2H
Approximate Gross Internal Area
72.01 sq m / 775 sq ft
(CH = Ceiling Heights)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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