



SEBASTIAN OLIVER

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## 21 Broad Court

Guide Price £2,000,000 - £2,150,000

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Located within an imposing redbrick Victorian building in the midst of Covent Garden, close to the Royal Opera House and the vibrant Piazza.

This corner apartment boasts a bright and airy atmosphere with an open-plan kitchen and living area. The master bedroom features an en suite bathroom, while the second bedroom offers flexibility to be used as an office. A large family bathroom is conveniently located off the long hallway. The apartment has lift access from ground floor entrance lobby that has recently been completely refurbished.

With original casement windows, wooden floors and impressive ceiling height this stunning property is finished to an immaculate standard and makes an ideal central London home for anyone looking to live in the heart of the West End. The exposed brick walls and an abundance of natural light makes this New York style loft apartment a one of a kind investment.





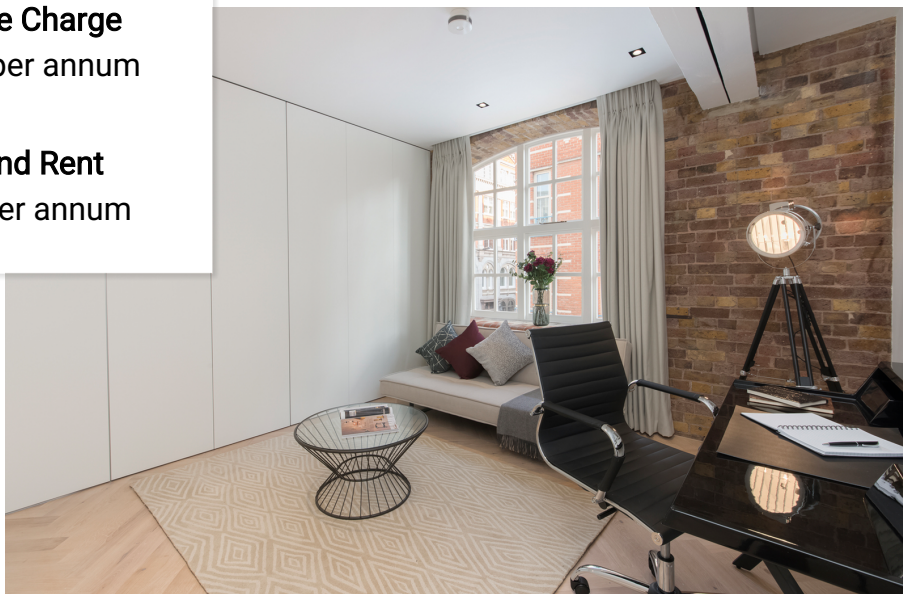


**Floor Area**  
912 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£8000 per annum

**Ground Rent**  
£800 per annum



Broad Court,  
Covent Garden, WC2B  
Approximate Gross Internal Area  
84.77 sq m / 912 sq ft  
(including restricted height  
under 1.5m - - - - -)  
(CH = Ceiling Heights)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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