



# CHARING CROSS ROAD

## COVENT GARDEN, WC2H

One Bedroom Apartment  
Exciting Renovation Project





## YOUR PERSONALLY STYLED APARTMENT WITHIN A PERIOD VICTORIAN BUILDING

A unique opportunity to acquire an exciting renovation project bestowing the freedom to design your own perfect apartment conveniently situated astride Covent Garden, Soho and London's West End.

This apartment within a period Victorian building has been partially completed with high-end features such as underfloor heating with wireless control, multi-room audiovisual cabling with surround sound, reception, bedroom and bathroom TV points, ceiling speaker hubs, soundproof ceilings, ceiling spotlights, Viabizzuno designer lighting, multi-point dimmer wiring, dual shadow gaps, energy-efficient combination boiler, utility service points and wet room shower floor.

Wall and floor finishes and the installation of kitchen and bathroom are left to the new owner based on your own desires and vision (with a purchasable portfolio of items for the apartment optionally available to simplify sourcing).

This distinctive apartment boasts a private entrance from a tranquil courtyard and communal access to a large floral roof terrace with fantastic views of London's skyline.

Comprising a spacious open plan kitchen reception, large double bedroom with adjoining walk-in wardrobe and bathroom offering freestanding bath zone and separate walk-in shower. This delightful space is sure to excite the creative imagination of the discerning buyer seeking the rare opportunity to create their own personally styled apartment in the heart of central London.

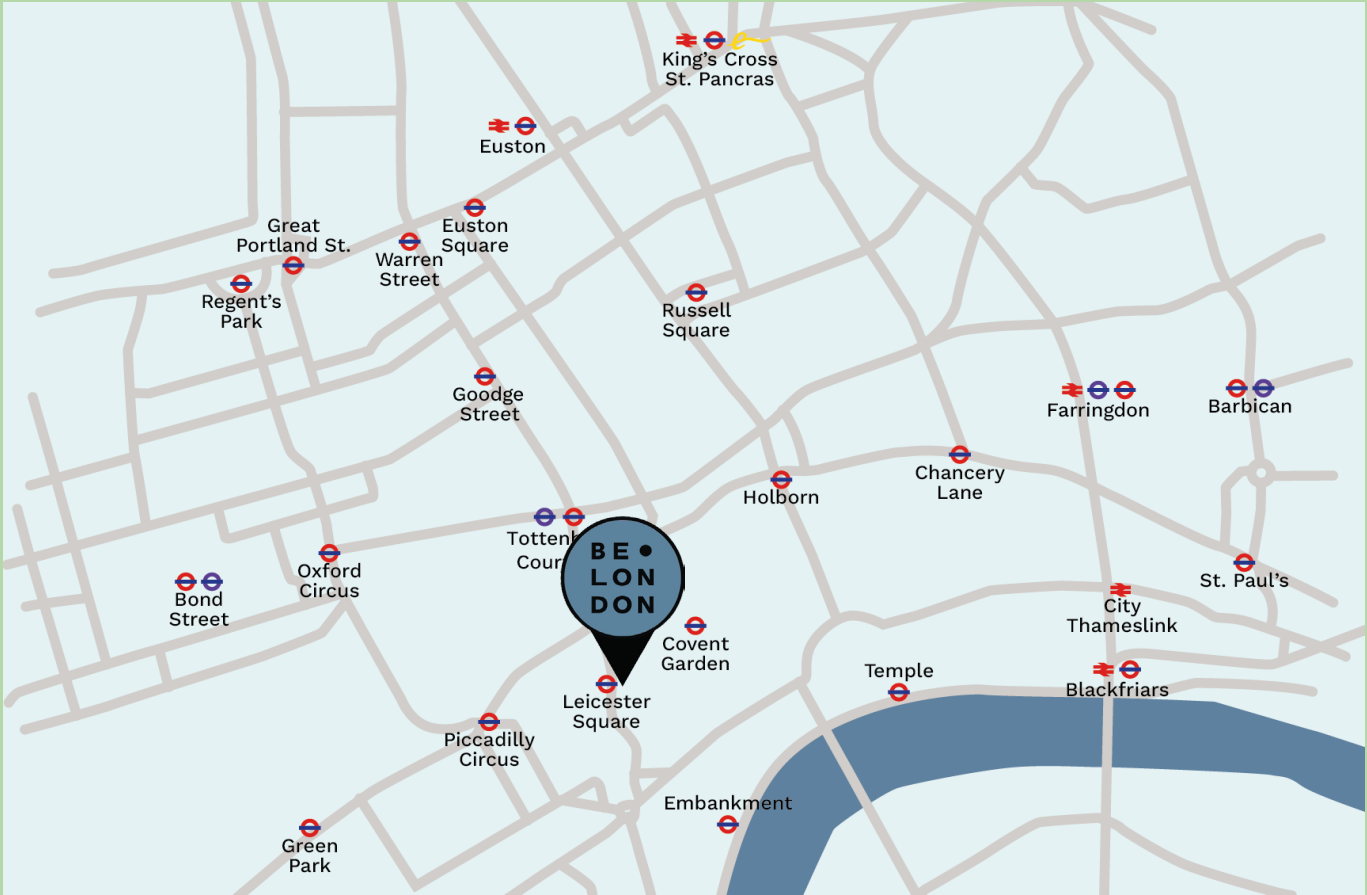




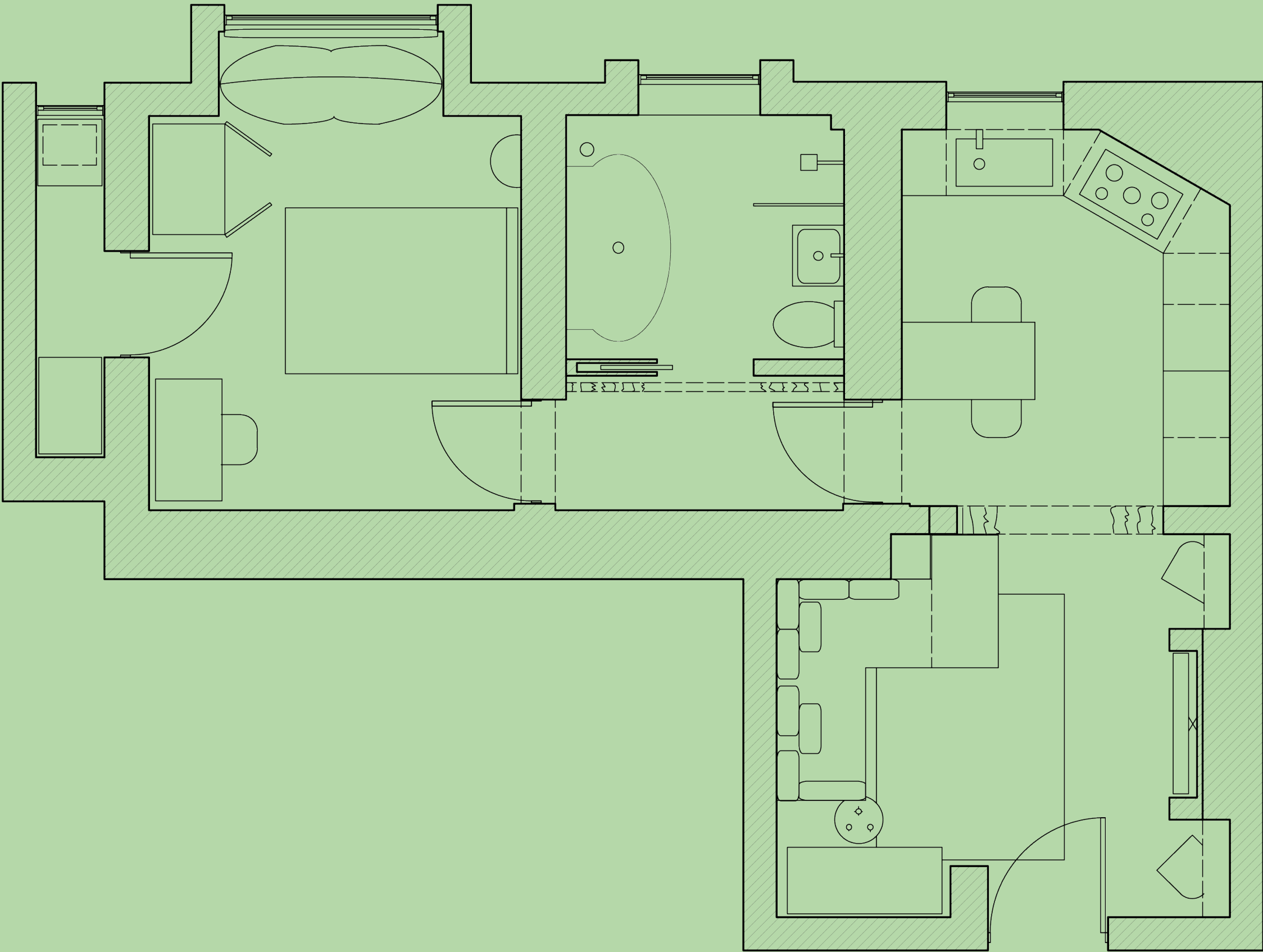
# AN IDEAL LONDON LOCATION IN THE BEATING HEART OF THE CITY

This apartment is located moments away from Trafalgar Square, enjoying the excitement and vibrancy of London's West End and perfectly positioned for easy access to the very best this wonderful city has to offer. Nearby, the famed Covent Garden Piazza, Seven Dials, Leicester Square and surrounding streets offer some of London's finest shopping, dining and entertainment.

Not only is this part of London a world class entertainment and retail district but also a globally recognised centre for education and business. The University of London, LSE, Kings College London, University College London, Google, McKinsey & Company, NBC, Facebook and Netflix are all located in the area.

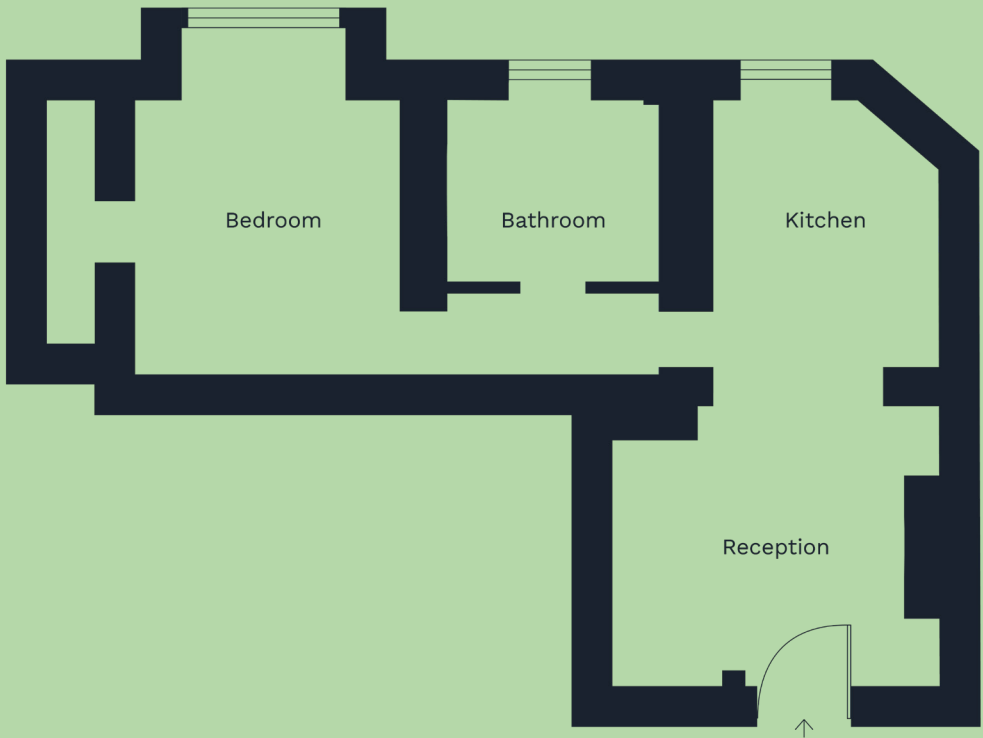








Approximate Area  
584 sq ft (55 sq m)



GROUND FLOOR  
Not to scale



Charing Cross Road, Covent Garden, London, WC2H

Guide Price: £750,000 (£1,284 per sq ft)

- Estimated annual revenue £83,300\*
- Low annual costs £966 service charge £10 ground rent
- Exciting renovation project
- Freedom to design your own perfect apartment
- Partially completed with high-end features
- Large floral roof terrace
- Underfloor heating with wireless control
- Multi-room audiovisual cabling with surround sound
- Viabizzuno designer lighting
- Walk-in wardrobe

Tenure: Leasehold  
EPC Rating: C  
Council Tax Band: D

The Be London difference

Be London’s innovative business model has a legacy of increasing returns by managing each apartment through a blend of extended corporate stays, mid-term residential stays and the occasional vacation rental. This unique revenue blend enables Be London to maximise the revenue of a property.

A partner and a consultancy

As landlords and developers we understand property and owners’ requirements, consulting on the routes to market to achieve optimal revenue through our own experience.

Maintain control of your property

Control your assets as and when you need to, maintaining exclusive possession and rights on your property, eliminating the risk of non-paying tenants.

Extensive market research

Through our brand portfolio and solid partner relationships we have extensive access to multiple markets including corporate, high-end student and leisure stays.

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<b>Step into our city</b>		Be London Investments is a registered private limited company in England & Wales with the company number 15202977 and registered address of 2 Nottingham Court, London, WC2H 9BF.		<b>BE • LONDON</b>

\*Estimate and preliminary appraisal data using the bespoke services of the Be London management team (subject to the standard of renovation and specification)

These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. All illustrative maps are not to scale and for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the owner or their agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only.