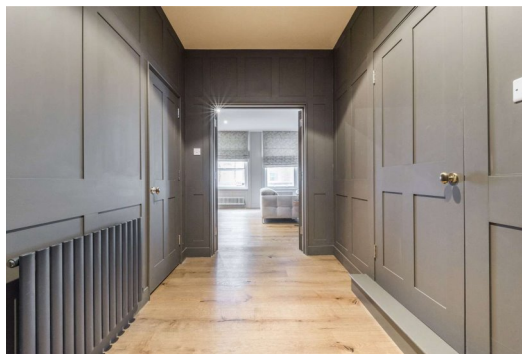
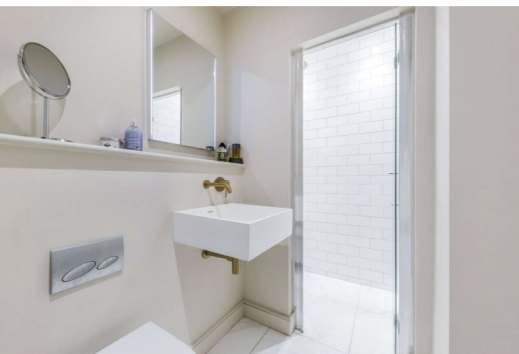




# Garrick Street

Covent Garden, WC2E

£1,000,000 Asking Price



# Garrick Street

## Covent Garden, WC2E

- Leasehold with over 100 years remaining
- Over 650ft<sup>2</sup> of living space
- Separate utility room
- Close to Leicester Square & Covent Garden tubes





Boasting high ceilings and large windows is this 1st floor apartment found within this small residential building. Offering a 20ft reception with an open plan kitchen and a feature fire place this apartment makes for the ideal London home.

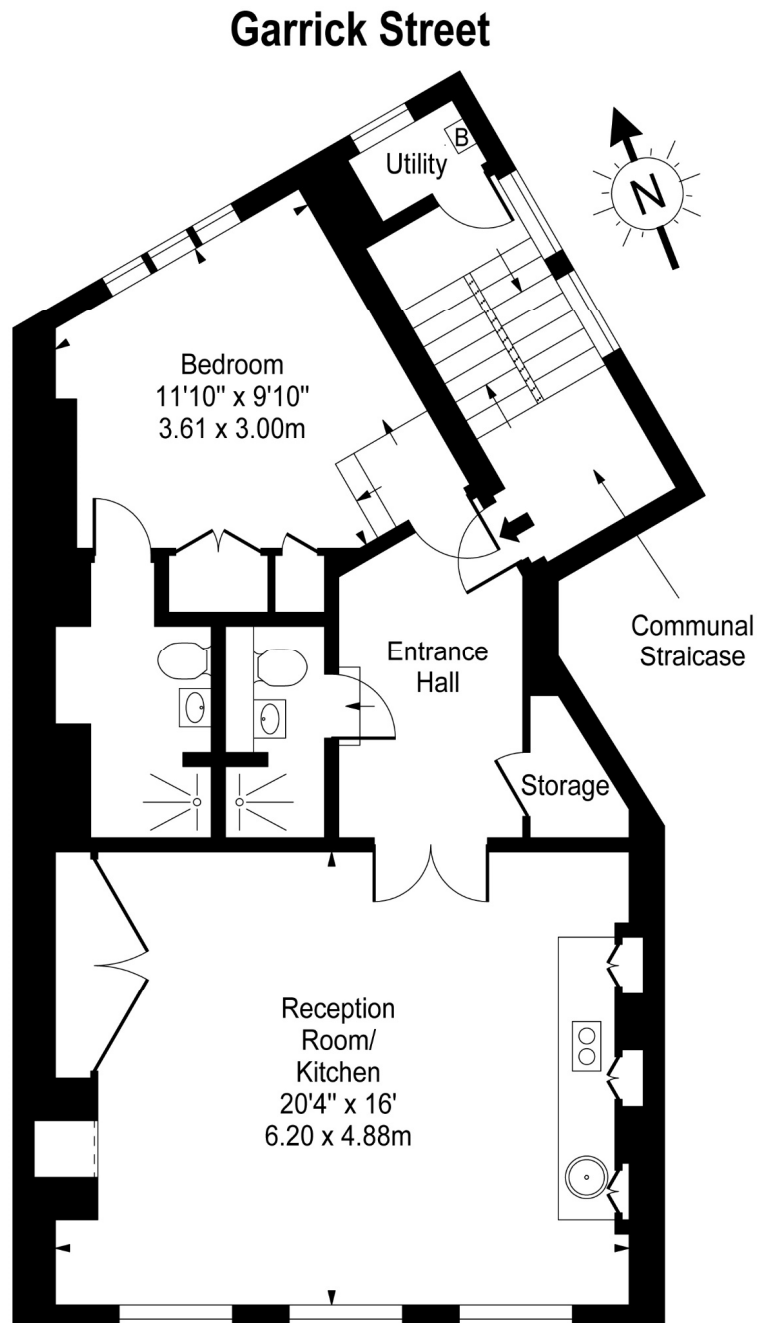
Convenient for the delights of Covent Garden with the Piazza just moments away. Close to Covent Garden, Leicester Square and Charing Cross Stations.

**Tenure:** Leasehold 102 years (expiring 24/06/2122)  
**Service Charge:** £2580 per annum, as advised by seller  
**Ground Rent:** £150 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	74	77
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Covent Garden Sales*

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**Approx Gross Internal Area    665 Sq Ft - 61.78 Sq M**  
 (Including Utility)  
 (Excluding Communal Staircase)

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
 Ref. No. 010789J