



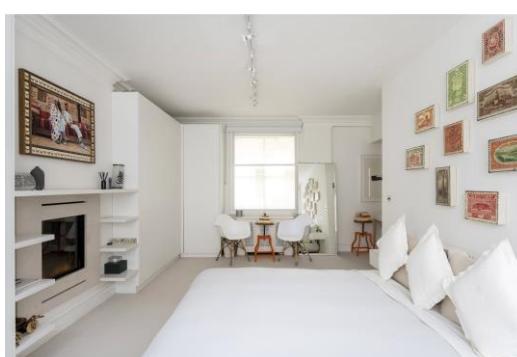
Kingsway

Covent Garden, WC2B

Asking Price £2,000,000

A stunning apartment in an attractive period building originally designed by renowned British architect, Sir Edwin Lutyens. This beautiful two-bedroom residence occupies the entire 4th floor and has been designed with meticulous attention to detail.

CHESTERTONS



Kingsway

Covent Garden, WC2B

- The classic exterior complements the contemporary interiors which are clean and modern.
- With a beautiful Parisian feel, Kingsway is lined with Plane trees and is next to the exciting district of Covent Garden.
- It is also located near excellent transport links.
- The building's roof top terrace is shared with only three other apartments with views of central London.



Elegantly appointed lateral apartment occupying the entire 4th floor of an attractive period building. This beautiful two-bedroom residence has been designed with meticulous attention to detail, the interior and exterior providing modern luxury in a restored architectural gem. There is air-conditioning throughout the flat as well as under floor heating in the bedroom, hallway and bathroom areas. The flat benefits from a basement storage unit and a dedicated locker in the reception hall on the ground floor. The building is connected to Club Quarters Hotel offering 24 hours concierge service and facilities such as fitness suite and meeting rooms. The building adjoins Lincoln's Inn Fields, a serene grassy square complete with tennis courts just a few minutes' walk from the

Tenure: Leasehold 112 years 5 months

Service Charge: £10500

Ground Rent: £1000

Local Authority: Camden

Council Tax Band: H

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82-100)	A	80
(81-61)	B	
(60-40)	C	
(59-58)	D	61
(57-54)	E	
(21-36)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

London

WC2H 8JF

coventgarden@chestertons.co.uk

020 3040 8300

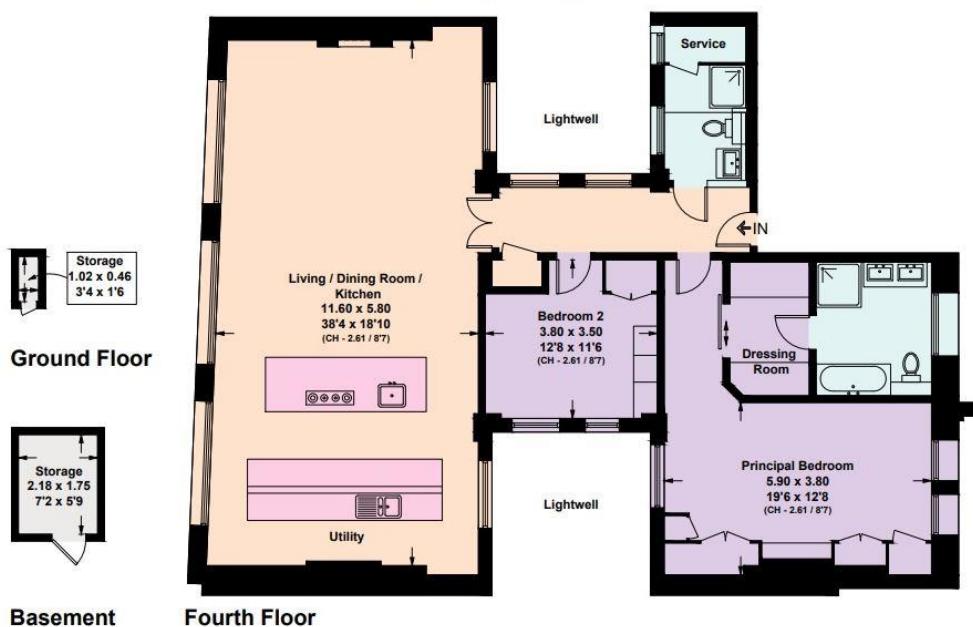
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Kingsway, WC2

Approximate Floor Area = 139.2 sq m / 1498 sq ft

Basement = 3.8 sq m / 41 sq ft

Total = 143 sq m / 1539 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID828346)

