



Vale Royal House

36 Newport Court, WC2H

Asking Price £1,100,000

Meticulously refurbished two-bed apartment with private terrace in historic SOHO. Modern luxury meets prime location, featuring air conditioning and underfloor heating. Minutes from Soho and West End.



Vale Royal House

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- IMPECCABLE SPECIFICATIONS
- Two generously proportioned bedrooms
- Two luxuriously appointed bathrooms
- Contemporary open-plan living space
- State-of-the-art climate control
- Private terrace
- Secure podium location
- Elevator access



RARE GEM IN THE HEART OF LONDON'S MOST VIBRANT NEIGHBOURHOOD.

UNVEILED: A MASTERPIECE OF MODERN LUXURY IN HISTORIC SOHO

Step into pure sophistication in this stunning two-bedroom apartment, where meticulous attention to detail meets an unparalleled central London location. This completely reimagined apartment represents a rare opportunity to own a piece of London's most dynamic neighbourhood.

BESPOKE LUXURY LIVING

Every inch of this exceptional property has been carefully curated to deliver an unprecedented level of luxury. The moment you step through the door, you're greeted by the warmth of state-of-the-art underfloor heating beneath your feet and the quiet comfort of zoned air conditioning above – creating the perfect ambiance year-round.

Tenure: Leasehold 177 years 6 months
Service Charge: £2316 as advised per vendor
Ground Rent: £10 as advised per vendor
Local Authority: City Of Westminster
Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

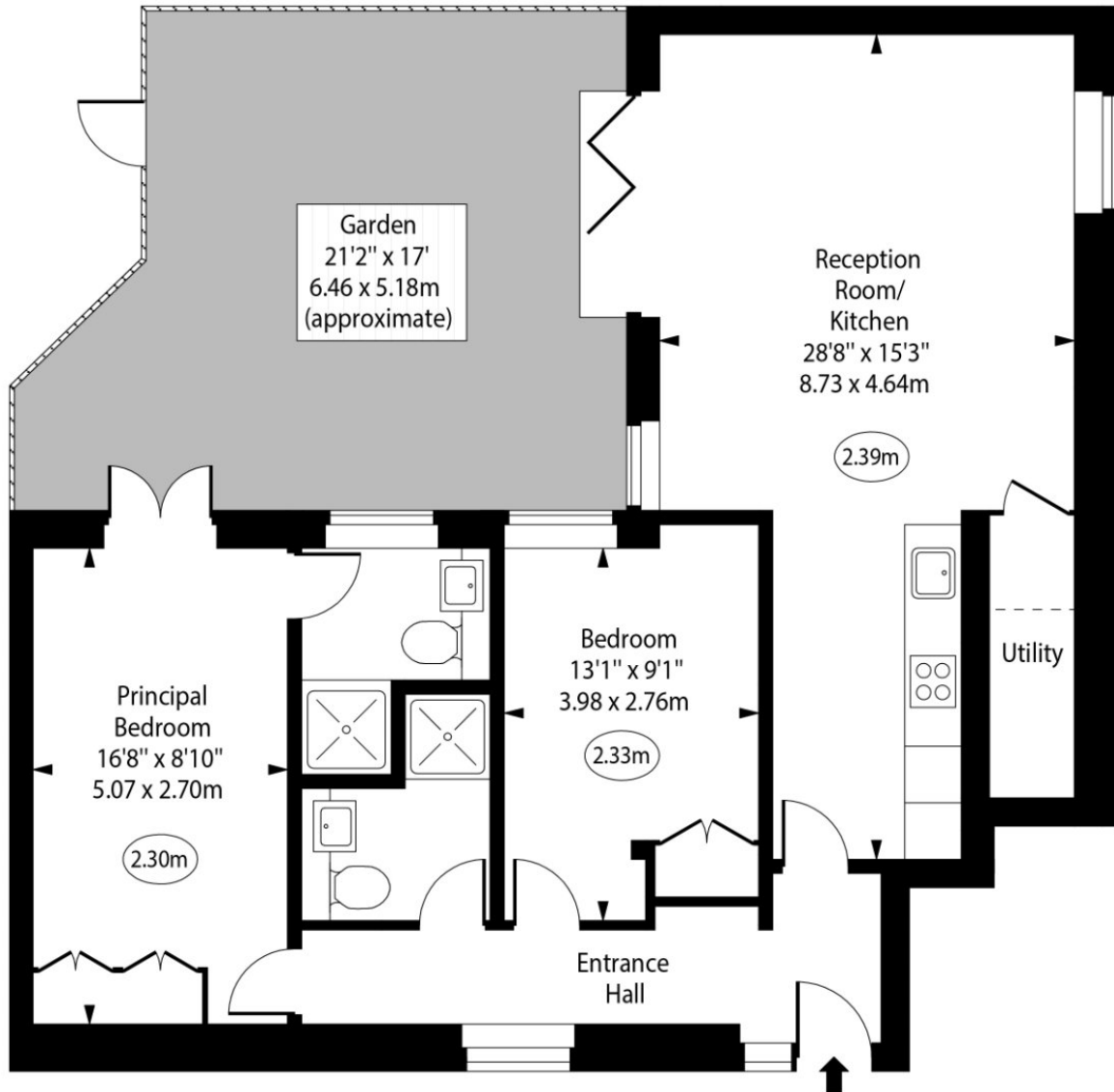
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Vale Royal House, Newport Court



○ - Ceiling Height



First Floor

Approx Gross Internal Area 824 Sq Ft - 76.55 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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