



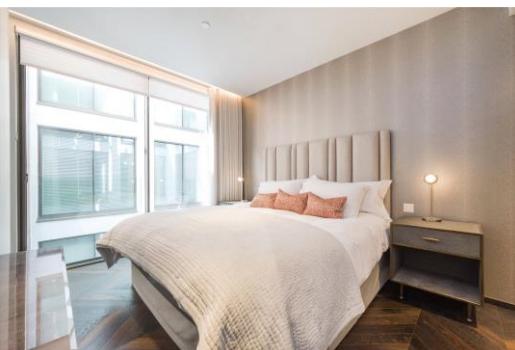
Great Newport Street

Leicester Square, WC2H

Asking Price £1,850,000

This exceptional two-bedroom, two-bathroom apartment represents a rare opportunity to acquire a piece of London living at its finest. Situated within The Colyer, a meticulously converted heritage building in the vibrant heart of Covent Garden.

CHESTERTONS



Great Newport Street

Leicester Square, WC2H

- Historic Boutique Building - One of only 14 exclusive residences in The Colyer, an award-winning conversion of the former Studio 51 jazz club in the heart of Covent Garden Conservation Area
- Premium Specification - Two bedrooms, two bathrooms with contemporary interiors by Johnson & Naylor, high-specification kitchen, luxury fixtures, and generous storage throughout
- 24-Hour Porter Service - Professional concierge providing security, convenience, and peace of mind in this prestigious address
- Unrivalled Location - Moments from the Royal Opera House, West End theatres, Covent



Situated within The Colyer, an award-winning conversion of a historic mid-nineteenth century building in the heart of Covent Garden, this sophisticated two-bedroom, two-bathroom apartment offers the ultimate in Central London living.

The Colyer occupies the former Studio 51 jazz club, where legendary trumpeter Ken Colyer and renowned artists once performed. This sensitive conversion honours the building's rich musical heritage whilst delivering contemporary luxury.

This exceptional two-bedroom, two-bathroom apartment features contemporary interiors by Johnson & Naylor, with a high-

Tenure: Leasehold 989 years 2 months

Service Charge: £8500 as advised by seller

Ground Rent: £600

Local Authority: City of Westminster

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82-100)	A	85
(81-61)	B	85
(60-40)	C	
(59-58)	D	
(57-54)	E	
(21-36)	F	
(1-20)	G	

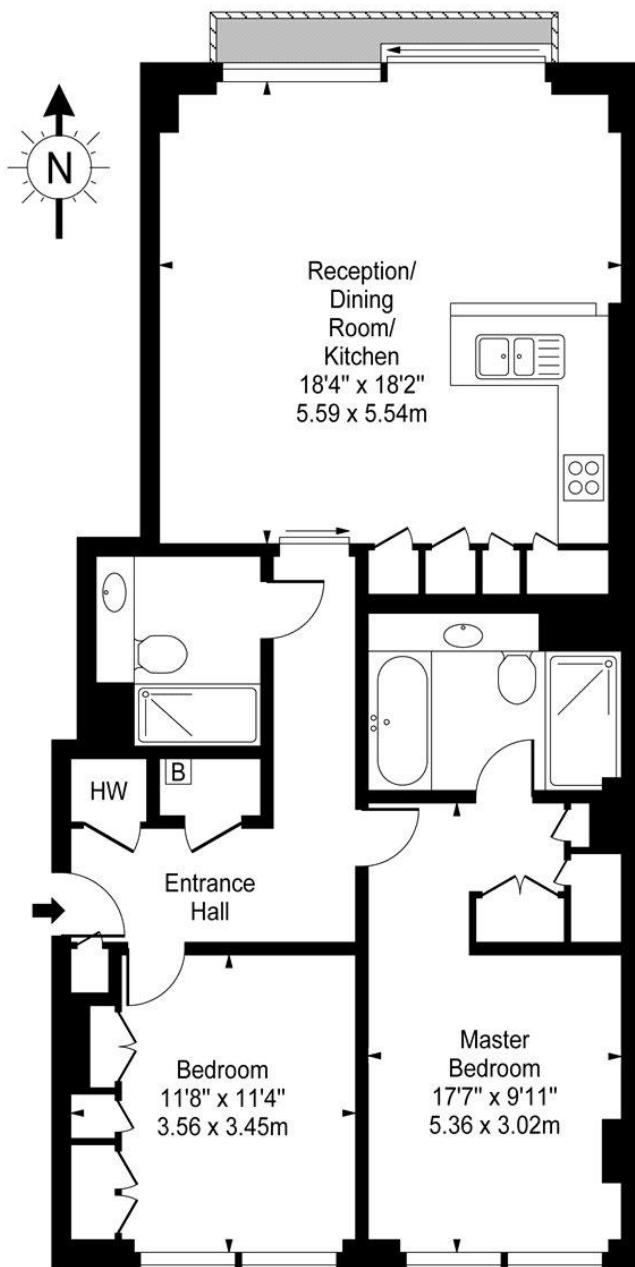
Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Chestertons Covent Garden Sales

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**The Colyer,
Great Newport Street**



Second Floor
Gross Internal Area - 916 Sq Ft - 85.10 Sq M

Approx Gross Internal Area **916 Sq Ft - 85.10 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 007888J

