



Siddons Court

39 Tavistock Street, WC2E

Asking Price £650,000

SMART INVESTMENT IN THE HEART OF COVENT GARDEN

This efficient one-bedroom apartment of 460 sq ft in the highly sought-after Siddons Court presents an exceptional opportunity for investors, first-time buyers, or those seeking a premium pied-à-terre in Central London's most vibrant district.

PROPERTY HIGHLIGHTS

This well-presented one-bedroom apartment features a spacious reception with original wood flooring, offering a warm and comfortable living space. The separate fitted kitchen comes fully equipped, complemented by a modern bathroom. Set within Siddons Court, a secure gated development in a well-maintained period mansion block, residents also benefit from access to a generous communal patio.

CHESTERTONS



Siddons Court

39 Tavistock Street, WC2E

- Stylish one-bedroom apartment
- Elegant reception with original wood floors
- Secure gated period block
- Unbeatable central location moments from the Piazza, Royal Opera House & top dining
- Prime investment opportunity with strong rental demand

LOCATION EXCELLENCE

Tavistock Street sits in the absolute heart of Covent Garden, moments from the iconic Piazza, Royal Opera House, and The Strand. Covent Garden station is just 2 minutes' walk away, with Leicester Square (5 minutes), Holborn (6 minutes), and Temple (7 minutes) providing access to six Underground lines. The location is surrounded by world-class theatres, Michelin-starred restaurants, boutique shopping, and all daily conveniences.



INVESTMENT OPPORTUNITY

For Investors: Strong rental demand from professionals and corporate tenants in WC2E, with expected rental income of £450-500 per week. The efficient size ensures competitive yields while keeping maintenance costs manageable, with proven capital appreciation in Prime Covent Garden.

For First-Time Buyers: An affordable entry into Prime Central London ownership in a prestigious postcode, offering capital growth potential and the flexibility to rent out if circumstances change.

For Pied-à-Terre: The perfect lock-up-and-leave second home with minimal maintenance, walking distance to business districts and West End venues, within a secure gated building offering complete peace of mind.

Tenure: Leasehold 82 years 11 months

Service Charge: £1800 per annum

Ground Rent: £10 per annum

Local Authority: City of Westminster

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

London

WC2H 8JF

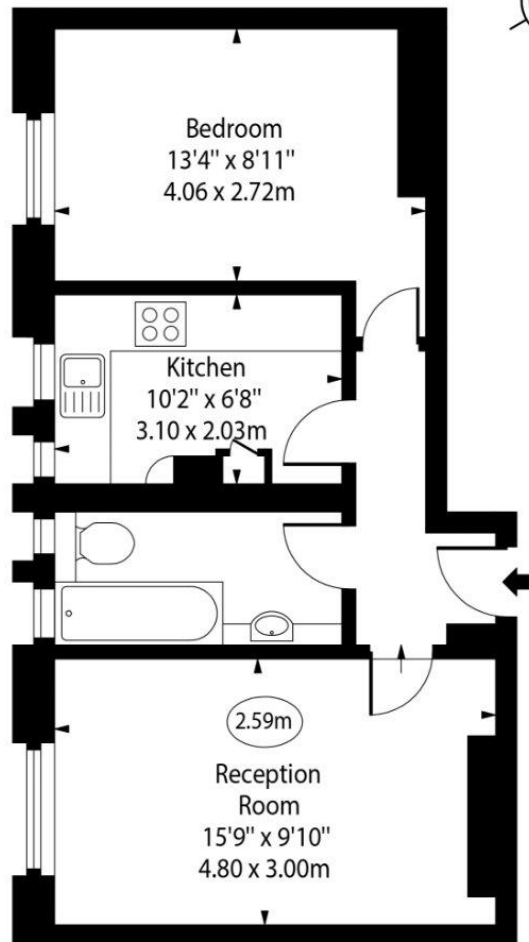
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Siddons Court, Tavistock Street

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 460 Sq Ft - 42.73 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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