



Broad Court

London, WC2B

Asking Price £1,150,000

Nestled in the heart of London's vibrant West End, Broad Court offers a rare opportunity to reside in one of the city's most coveted locales. This charming lower ground floor apartment combines period elegance with modern comfort, providing an ideal sanctuary for those seeking both tranquility and connectivity.

17 Broad Court is a distinguished red-brick Georgian building, dating back to the late 19th century. Situated on a quiet, pedestrianised street, it offers a peaceful retreat just moments from the bustling Covent Garden Piazza.

CHESTERTONS



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- Share of freehold
- Private outdoor space
- Pedestrianised Street
- Prime Covent Garden Location
- Victorian redbrick building
- The Opera Quarter is surrounded by world famous theatres, eateries and bars



Living here means being immersed in the cultural heartbeat of London. The Royal Opera House, world-class theatres, boutique shops, and renowned restaurants are all within walking distance. Excellent transport links, including Covent Garden and Holborn Underground stations, provide easy access to the rest of the city.

The flat offers a serene and comfortable living space. The private terrace extends the living area outdoors, providing a peaceful spot to unwind amidst the city's energy. The separate kitchen and dining area are perfect for entertaining, while the two spacious bedrooms offer restful retreats.

Whether you're enjoying a quiet evening at home or exploring the vibrant neighbourhood, living at Broad Court offers the best of both worlds—peaceful living in the midst of London's cultural and culinary delights.

Tenure: Share of Freehold 980 years

Service Charge: £6000

Ground Rent: £0

Local Authority: City of Westminster

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

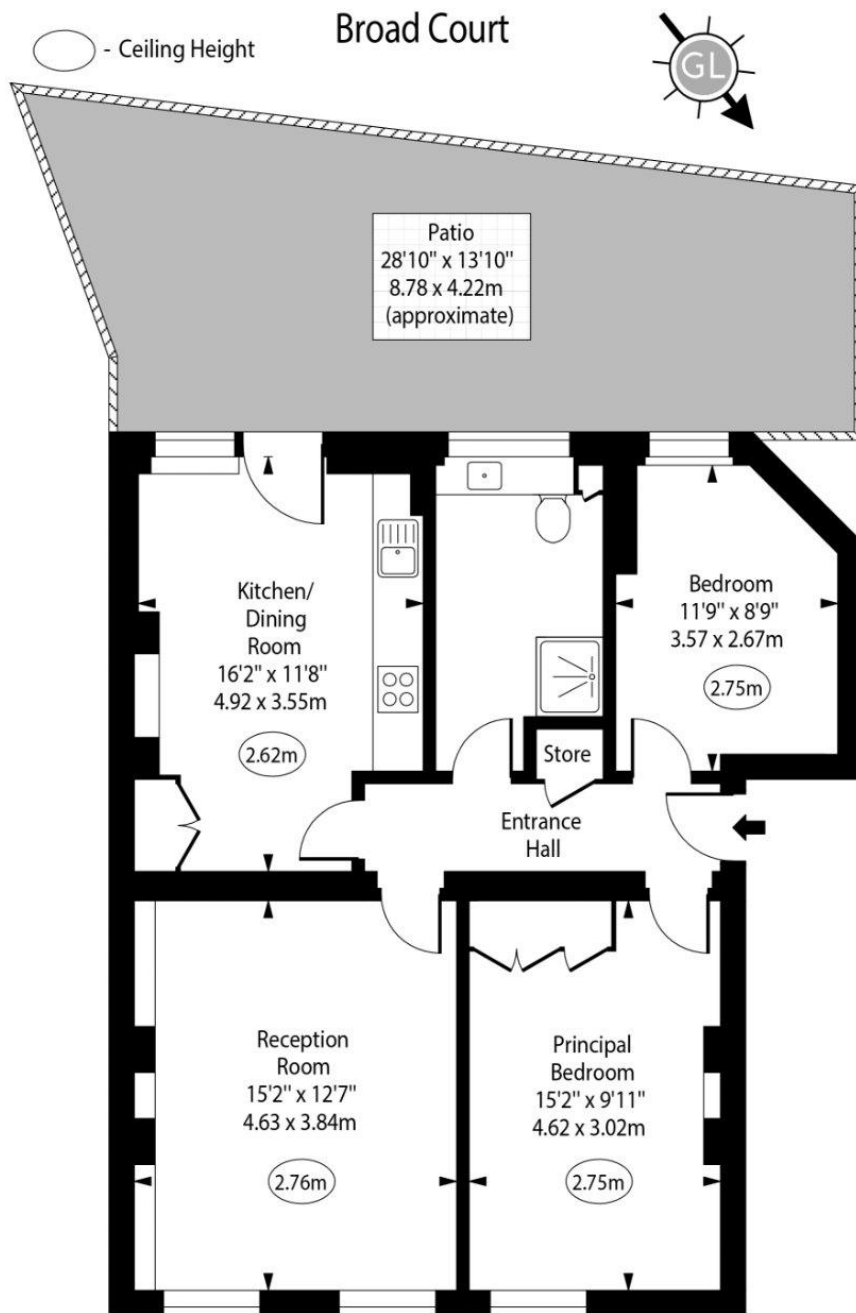
London

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Lower Ground Floor

Approx Gross Internal Area

788 Sq Ft - 73.21 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.

www.goldlens.co.uk

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