



Seven Dials Court
3 Shorts Gardens, WC2H

CHESTERTONS





Two bedroom, two bathroom 917 sqft apartment located on the 2nd floor of Seven Dials Court, a popular development nestled away in an extremely quiet courtyard in the heart of Seven Dials, Covent Garden, WC2H.

£925 per week (£4,008.33 pcm)

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
71-81	C		
62-71	D	68	75
53-62	E		
43-53	F		
35-43	G		

Not energy efficient - higher running costs

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

Minimum Term: months
Deposit Required: £4,625.00
Local Authority: London Borough of Camden
Council Tax Band: G
EPC Rating: D
Part Furnished

Chestertons Covent Garden Lettings

196 Shaftesbury Avenue
 Covent Garden
 London
 WC2H 8JF

lettings.coventgarden@chestertons.co.uk
 02030408400

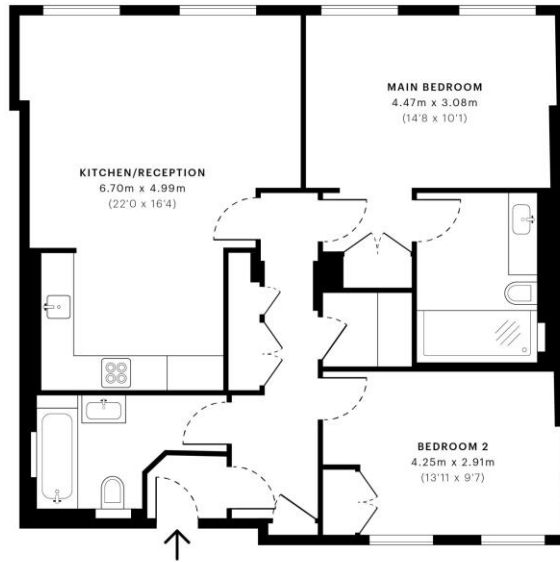


Seven Dials Court, WC2H

CAPTURE DATE 13/07/2022 LAsER SCAN POINTS 74,225,878

GROSS INTERNAL AREA

84.11 sqm / 905.35 sqft



— First Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
84.11 sqm / 905.35 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes stairwells, restricted head heights
78.79 sqm / 848.09 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 85.43 sqm / 919.56 sqft
IPMS 3C RESIDENTIAL 80.22 sqm / 863.48 sqft

SPEC ID: 622d319acaf5ad0ddb031abe

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