



Penthouse, Bedford House **WC2E**



Penthouse

Bedford Street WC2E

This stunning penthouse set on the fourth floor of this remarkable 19th Century heritage architectural building, comprises three luxurious bedrooms, four contemporary bathrooms with its own private roof terrace -- all perfectly located within the vibrancy of one of London's most coveted postcodes. Surrounding this beautiful development is the world famous and unmissable piazza alongside glamorous streets filled with boutique shops and entertaining experiences. This remarkable penthouse is of innovative design, stylishly crafted to combine authenticity and individuality alongside natural textures and bespoke detail to create a contemporary environment with a personal touch, making this apartment, one of a kind.



Guide price: £5,250,000

Tenure: Leasehold: approximately 990 years remaining

Service charge: £26,500 per annum, reviewed annually

Ground rent: £600 per annum, reviewed every 10 years, next review due 2033

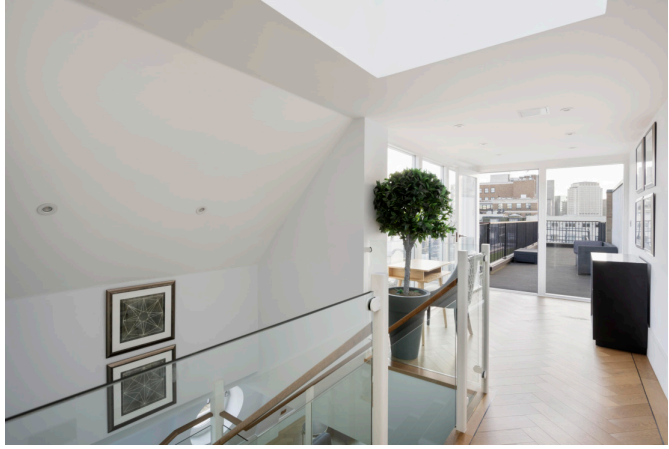
Local authority: City of Westminster



The large open plan living space is complimented by the spectacular ceiling height at 3.39m, with the great white panel windows dousing the apartment in an abundance of natural light allowing you to take in all that London has to offer. The kitchen area is contemporary in design, offering a unique finish completed with top of the range integrated appliances. The bedrooms are a haven of relaxation, each benefiting from a large en suite with a sleek modern design, finished beautifully with striking floor to ceiling marble tiles. The crown Jewel to this exceptional home is the private roof terrace, creating the perfect space to sit back and unwind whilst drinking in the spectacular views across London toward the London Eye.

Bedford House is located to embrace the best of London, either by foot or by public transport, with Bedford House being amongst the exciting lifestyle of bars, restaurants and boutique shops, including Oxford Circus and Bond Street being only a few stops away on the underground. The Strand is host to many high street shops and entertaining experiences, setting Bedford House within the middle of the energetic heart of Covent Garden. Bedford House is perfectly placed, located near various tube stations including Covent Garden (0.4 miles), Leicester Square (0.4 miles) and Charing Cross (0.3 miles) only a short walk away. All distances are approximate.





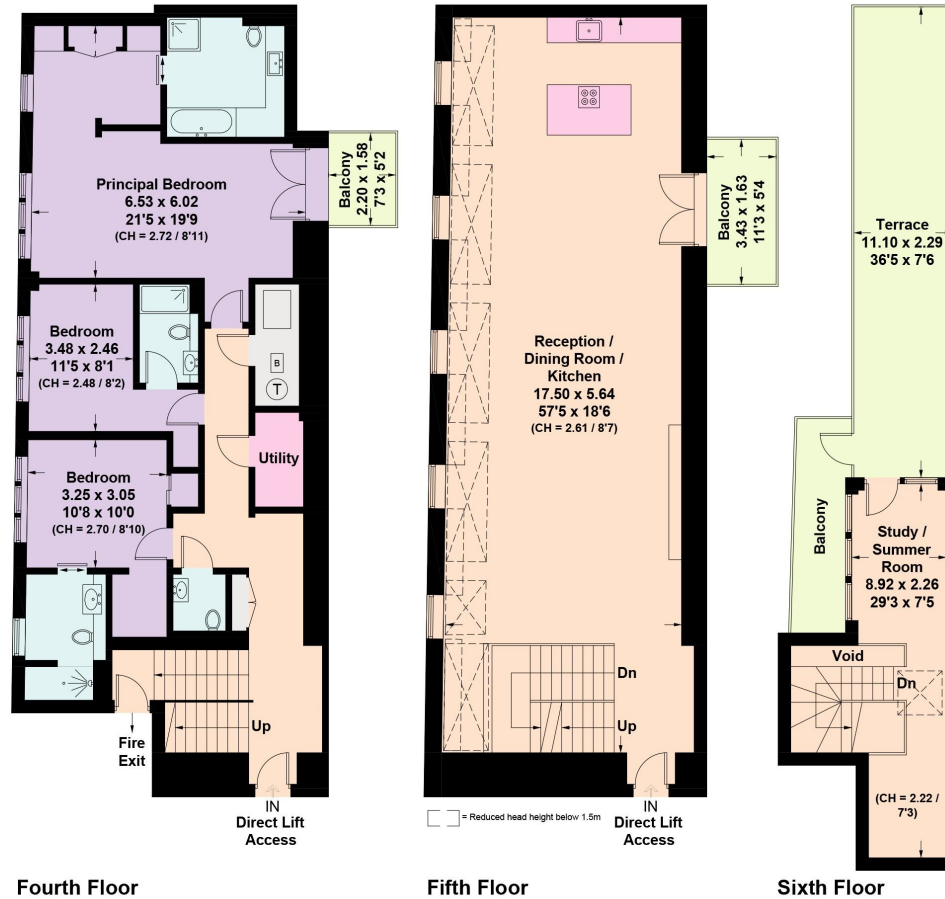


Bedford Street, WC2

Approximate Floor Area = 233.9 sq m / 2518 sq ft
(Excluding Void)
Including Limited Use Area (8.9 sq m / 96 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Mayfair
120a Mount Street
London W1K 3NN

I would be delighted to tell you more
Jonathan Fieldman
+44 20 7647 6615
jonathan.fieldman@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2023. Photographs and videos dated November 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.