

Endell Street, Covent Garden WC2H

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# Dudley Court, Endell Street WC2H

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Set within the heart of the West End, this apartment provides extensive accommodation set over two floors. The private entrance leads from the hallway into a large open plan kitchen, dining and reception room which provides wonderful space for entertaining. The reception room opens onto a private balcony overlooking the communal gardens below.

Continuing upstairs, accommodation includes two large double bedrooms with exceptional vaulted ceilings, creating wonderful volume and benefitting from ample storage. A newly refurbished bathroom and separate W/C are also located on the upper floor.



**Guide price:** £975,000

**Tenure:** Leasehold: approximately 100 years remaining

**Service charge:** £4,490.82 per annum, reviewed every year, next review due 2025

**Ground rent:** £10 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** E







Located in sought-after Covent Garden, straddling both the West End and The City, this location offers excellent access to the Piazza, Seven Dials Market, Theatreland, and first class education establishments such as LSE and King's Universities.



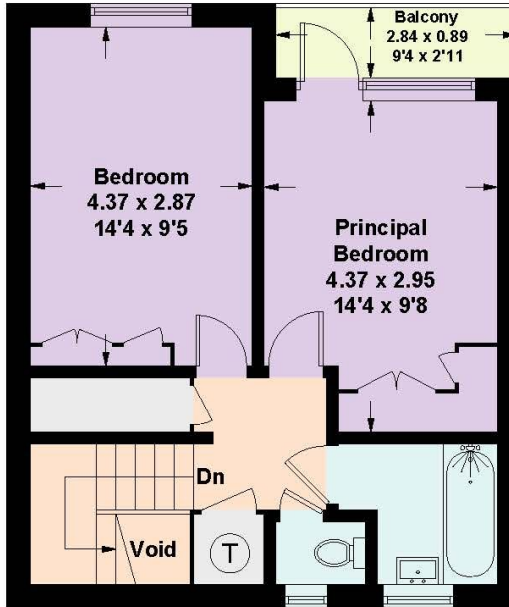




Excellent nearby transport links include Covent Garden (Piccadilly Line), Holborn (Central Line) and Tottenham Court Road (Central, Northern and Elizabeth Lines).



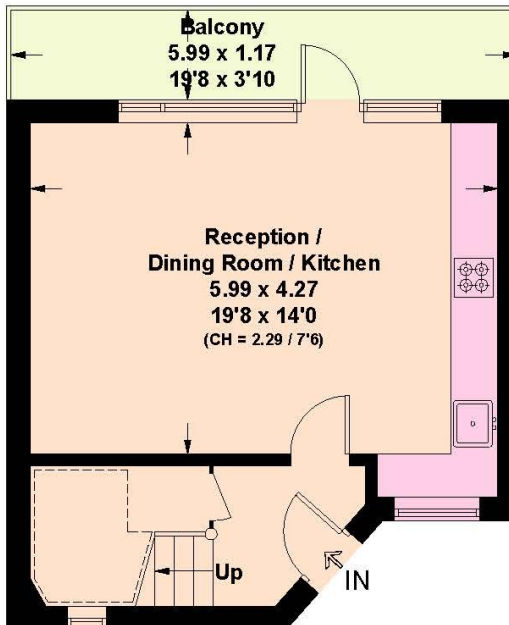




**Fifth Floor**

**Approximate Gross Internal Floor Area**  
**75.3 sq m / 810 sq ft**  
**(including limited use area 3.4 sq m / 36 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.



**Fourth Floor**

**Knight Frank**

**Kimberley Pratt**

**Mayfair**

**+44 20 3892 3578**

**120a Mount Street**

**kimberley.pratt@knightfrank.com**

**London W1K 3NN**

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

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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.

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