



## RUSSELL HOUSE

King Street WC2E



# A MASTERPIECE IN MODERN DESIGN

A beautiful split level top floor flat in the heart of Covent Garden, with views over the Piazza.

|                                                                                     |                                                                                     |                                                                                     |     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|
|    |  |  | EPC |
| 6                                                                                   | 4                                                                                   | 3                                                                                   | D   |
|  | Grade<br>II<br>listed                                                               |                                                                                     |     |

Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approx 106 years remaining

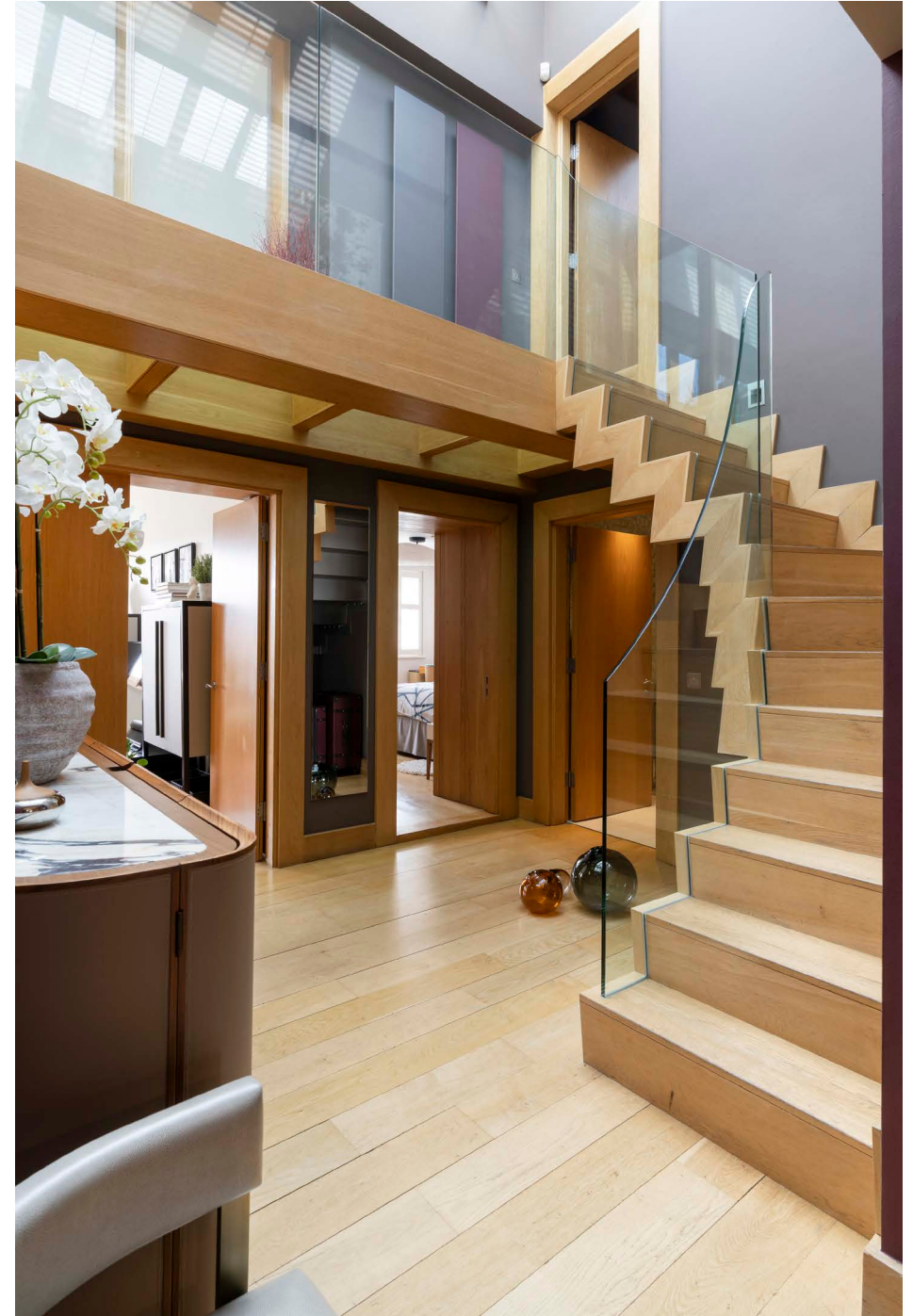
Ground rent: Peppercorn

Service charge: £22,000 per annum, reviewed every year, next review due 2026

**Guide price: £5,950,000**



This exquisite top-floor flat, accessible by lift, offers the perfect blend of historical charm and modern living in the heart of Covent Garden. The property features a spacious 4-bedroom, 4-bathroom flat along with a separate one-bedroom flat, ideal for guests or additional rental income. The office space is bathed in natural light, creating an inspiring environment for work or creative pursuits. The flat is south-facing, providing breath-taking views over the iconic Covent Garden Piazza, and a private roof terrace offers a serene space for relaxation while enjoying the vibrant surroundings.

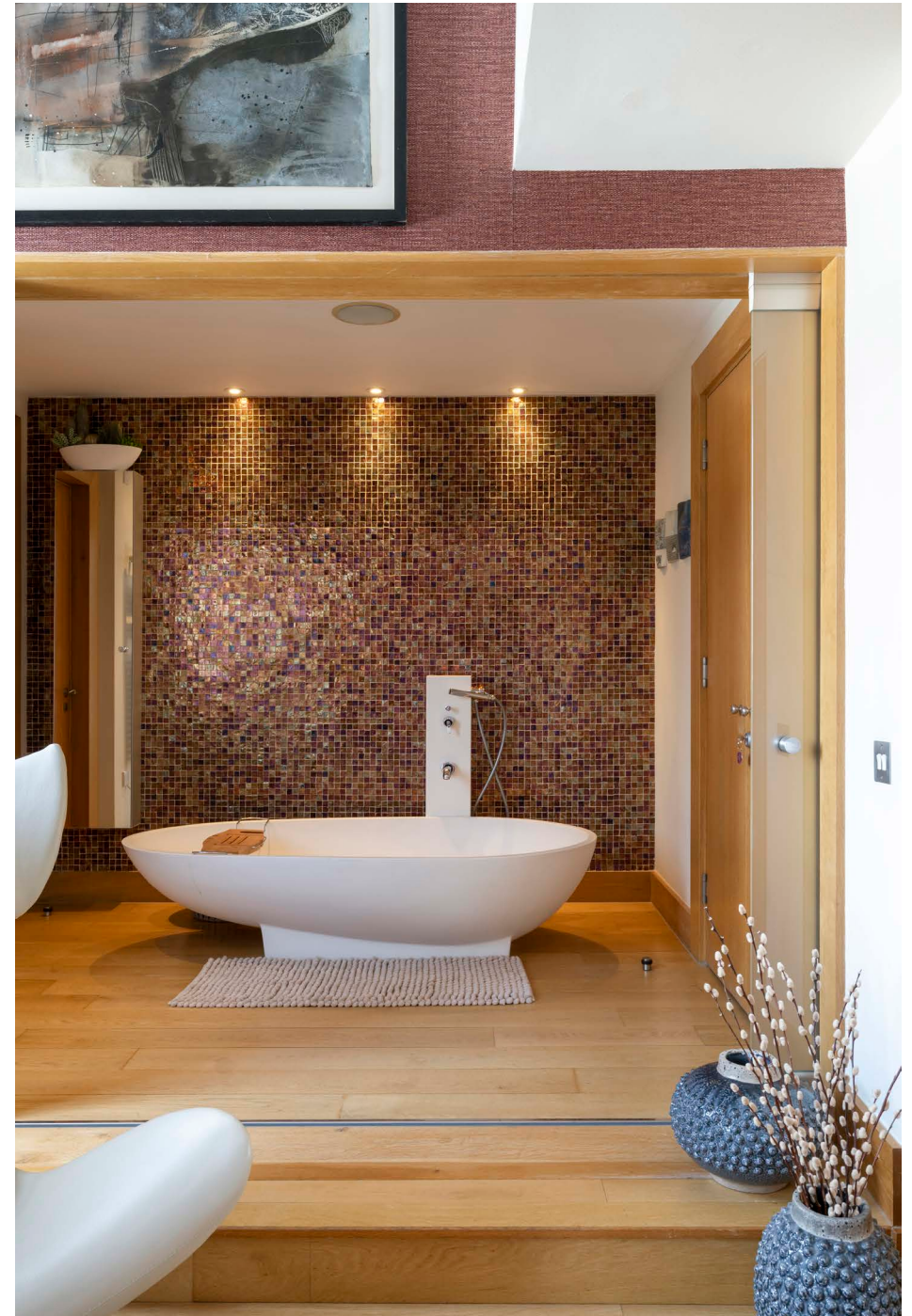








The property is also ideally located for easy access to public transport, with Covent Garden Underground Station just moments away, providing direct connections to the rest of London. Whether enjoying the cultural offerings, indulging in fine dining, or simply taking in the lively atmosphere, this prime location offers an unparalleled London lifestyle, combining the best of historic charm with modern urban convenience.







Russell House is a historically significant building, named after its first owner, Lord Russell, the First Lord of the Admiralty. Originally constructed in 1716 by the renowned Baroque architect Thomas Archer, it is the oldest surviving building in Covent Garden Piazza. In recent years, DD Architects worked with a team of specialists to oversee a complete refurbishment of this Grade II\* listed building, which had previously suffered damage, including the loss of its ground floor and poor cosmetic ‘restoration’ in the 1970s. Today, Russell House stands as a beautifully restored property that seamlessly blends its rich history with contemporary luxury, offering a rare opportunity to reside in one of London’s most sought-after locations.





Situated in the heart of one of London's most vibrant and culturally rich neighborhoods, 43 King Street is perfectly positioned in Covent Garden, a world-renowned district known for its dynamic blend of history, entertainment, and sophistication. This iconic location places residents within walking distance of some of the city's finest attractions, including the Covent Garden Piazza, the Royal Opera House, and the bustling shops, restaurants, and cafés that line the area. The area's renowned theatres, including the Theatre Royal and the Lyceum, offer world-class performances, while the nearby Covent Garden Market is home to an eclectic mix of boutique shops and artisanal stalls.





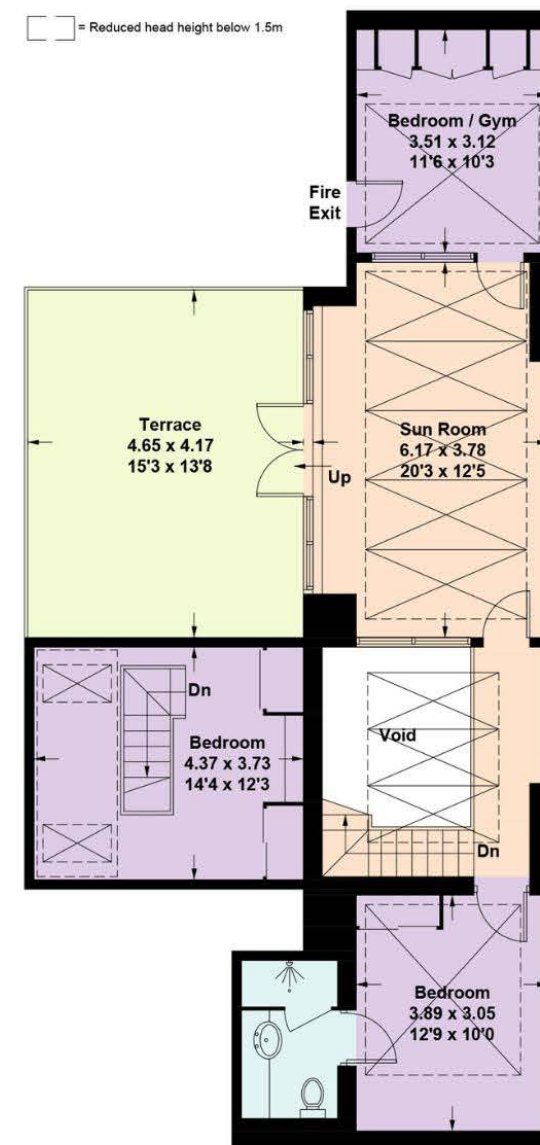


Glossier.

LADUREE



Third Floor



Fourth Floor - Mezzanine

Approximate Gross Internal Area = 323.9 sq m / 3486 sq ft  
Including Limited Use Area = 10.8 sq m / 116 sq ft (excluding void)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Jonathan Fieldman**  
07971060538  
[jonathan.fieldman@knightfrank.com](mailto:jonathan.fieldman@knightfrank.com)

**Knight Frank Mayfair**  
44 South Audley Street  
W1K 2PX

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

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.