

**Tavistock Street, Covent Garden, London WC2E** 



## *welcome to* Stirling Court Tavistock Street, London

A beautifully presented top floor flat in an attractive period building a stone's throw from Covent Garden Piazza.

Comprising living room, dine-in kitchen, spacious double bedroom and bathroom.

Dating from 1903, Stirling Court is a charming, gated development just off Drury Lane in the heart of the West End. The apartment offers contemporary living and period character, and is accessed via landscaped communal gardens.





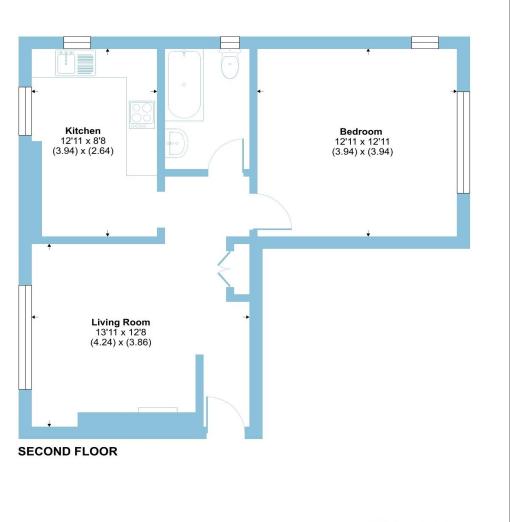




#### Tavistock Street, London, WC2E

Approximate Area = 546 sq ft / 50.7 sq m For identification only - Not to scale







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The Royal Opera House, Somerset House and The British Museum are just a few of the attractions to be found locally.

In the immediate vicinity are world-class theatres, restaurants, and retail, as well as Covent Garden and Tottenham Court Road Underground stations.

A short stroll across Waterloo Bridge leads you to London's Southbank.

Nearby Lincoln's Inn Fields, Victoria Embankment Gardens and St James's Park provide nearby open green space.

#### welcome to

### Stirling Court Tavistock Street, London

- Characterful
- Long lease 174 years
- Top floor apartment
- Gated development
- Communal garden

#### Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£650,000







Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KWY104332



Property Ref: KWY104332 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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