



Odhams Walk, London WC2H 9SE

**welcome to**

## **Odhams Walk, London**

Quietly situated on the first floor of a gated, purpose-built development with security and dedicated on-site building manager, occupying a prominent corner position in the heart of Covent Garden, this beautifully presented one bedroom apartment will make a perfect pied-a-terre or first time home - available immediately

**Entrance Hall**

**Lounge**

**Kitchen**

**Double Bedroom**

**Shower Room**

**Extensive Storage**

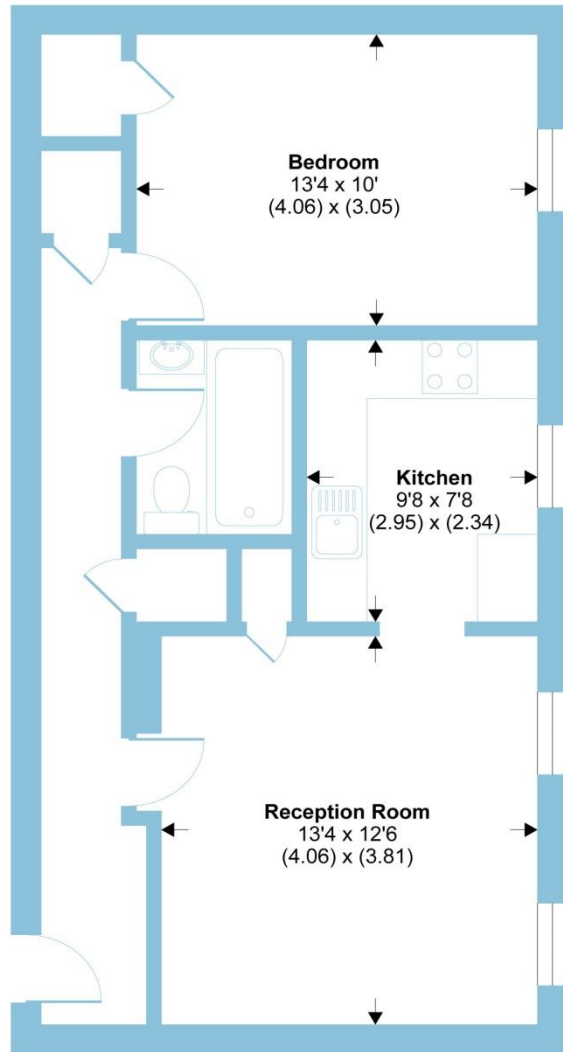


Behind the wonderfully vibrant streets, Covent Garden is a unique residential area with a huge array of property styles from character and historic period buildings and affordable, ex-local authority homes, to top of the market, state-of-the-art modern luxury apartment blocks.

Conveniently located on the corner of Long Acre and Neal Street, close to Seven Dials, the block offers easy access to the full range of retail and public services, schools and businesses to be expected in one of the world's most cosmopolitan cities.

Geographically located in the heart of London's West End, bordered by the City of London and Leicester Square, Covent Garden is a world renowned and unique destination for visitors and Londoners who enjoy shopping, theatre, restaurants, bars, history and culture, located within walking distance of Soho, the river Thames, a wide range of parks and garden squares and Trafalgar Square, plus smaller areas that are worth exploring such as the traffic-free Covent Garden market piazza, The Opera Quarter, St Martin's Courtyard, Seven Dials, Neal's Yard and Floral Street.

Transport links are exceptional; stations at Covent Garden, Leicester Square, Holborn and Tottenham Court Road give access to Central, Piccadilly and Northern Lines, as well as a tremendous range of buses and National Rail at Charing Cross. Additionally, the new Elizabeth Line, due to open in 2019, will give fast access out to Reading, Heathrow, Docklands and Essex



FIRST FLOOR

## Odhams Walk, London, WC2

APPROX. GROSS INTERNAL FLOOR AREA 561 SQ FT 52.1 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Barnard Marcus REF : 426210



welcome to

## Odhams Walk London

- Attractive First Floor Flat
- Sought-After Location
- No Upper Chain
- Lift Access
- Gated Development

Tenure	Leasehold
Lease Expires	TBA
Ground Rent	£10
Service Charge	£1300
Local Authority	Westminster City
Council Tax	D
EPC Rating	C



check out more properties at [barnardmarcus.co.uk](http://barnardmarcus.co.uk)

see all our properties on [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [barnardmarcus.co.uk](http://barnardmarcus.co.uk)

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
KWY103110 - 0005

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.

barnard marcus



**0207 836 8427**



CoventGarden@barnardmarcus.co.uk



53 Endell Street, Covent Garden, LONDON,  
WC2H 9AJ



**[barnardmarcus.co.uk](http://barnardmarcus.co.uk)**