



**Exchange Court, Covent Garden London WC2R 0JU**

**welcome to**  
**Exchange Court, Covent Garden London**

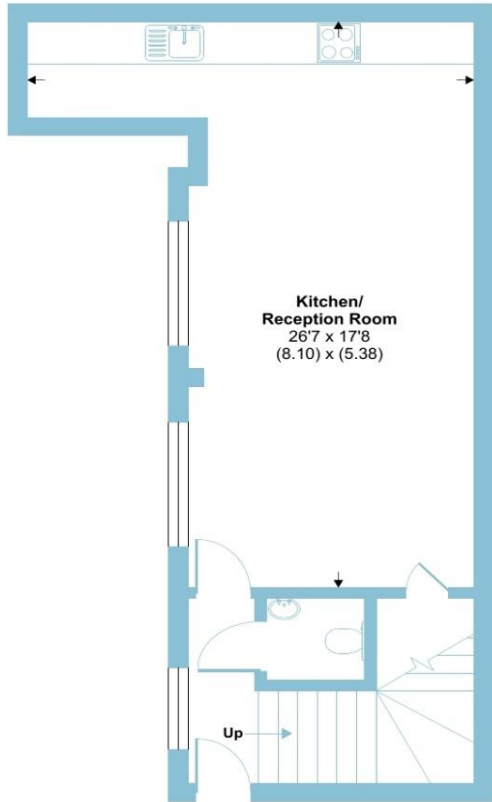
Beautifully restored, Grade II listed, 1630's building full of Character and charm, discreetly located just north of Strand. Situated on the first & second floor, two double bedroom, two bathroom. This luxury apartment offers an extremely spacious reception opening to a superb modern kitchen.



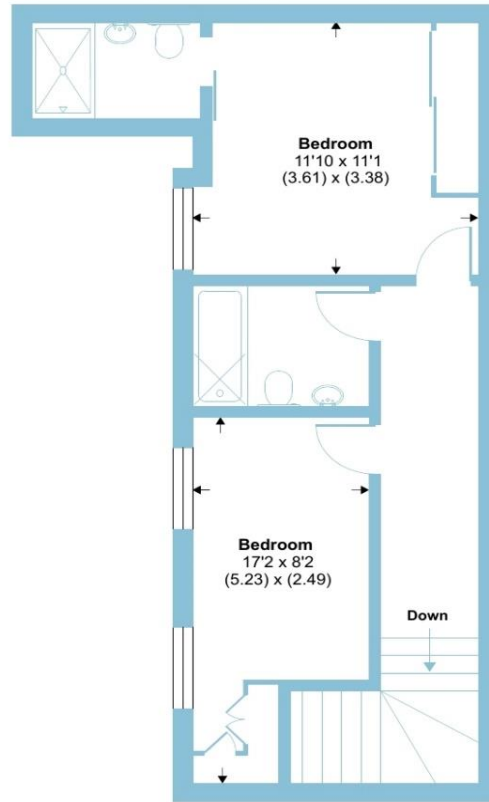
# Exchange Court, London, WC

Approximate Area = 924 sq ft / 85.8 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Barnard Marcus. REF: 857040



welcome to

## Exchange Court, Covent Garden London

- Bedroom with Ensuite
- Over First & Second Floor
- Wooden Flooring
- Two Double Bedroom
- Secured and Gated

Tenure: Leasehold EPC Rating: C

# £1,750,000



**view this property online** [barnardmarcus.co.uk/Property/KWY103702](https://www.barnardmarcus.co.uk/Property/KWY103702)

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

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.



Property Ref:  
KWY103702 - 0003

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property

  
barnard marcus



**020 7836 8427**



CoventGarden@barnardmarcus.co.uk



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



**barnardmarcus.co.uk**