

# LCP/PrivateOffice

est.1990

Henrietta Street, Covent Garden WC2E  
Asking Price £2,750,000 STC



## Description

The third floor consists of a master bedroom with ensuite shower and fitted cupboards and two further bedrooms with a bathroom.

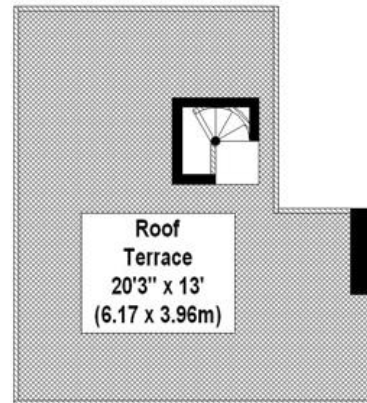
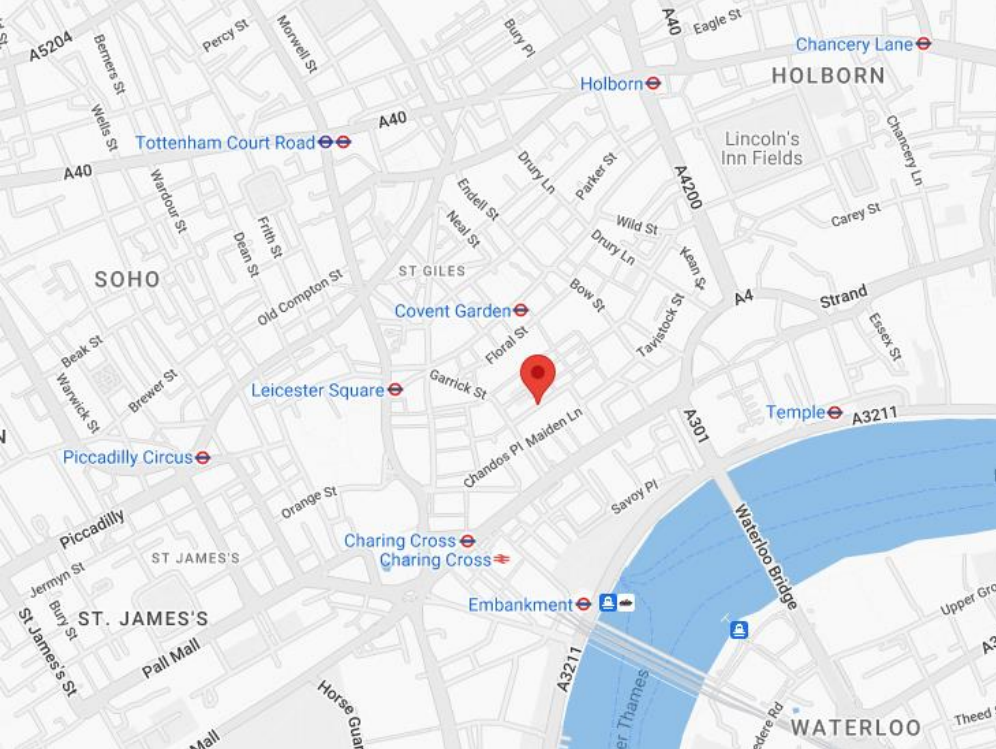
The fourth floor holds a large open plan reception room with double height vaulted ceilings giving a great feel of volume. The room features a spiral staircase to a wonderful roof terrace with views over Covent Garden. Nearby there are a number of world famous restaurants, shops and theatres all within walking distance allowing residents to enjoy Covent Garden as a vibrant world-class district.

A selection of travel options are available to this apartment, all being within close proximity, you can travel around London with ease.

## Accommodation

Third & Fourth Floor Duplex : Entrance Hall : Reception Room : Dining Room : Fully Fitted Kitchen : Master Bedroom : Ensuite Shower : Second Double Bedroom : Third Double Bedroom : Family Bathroom : Roof Terrace : 1,364 sq./ft. (126.72 sqm.)

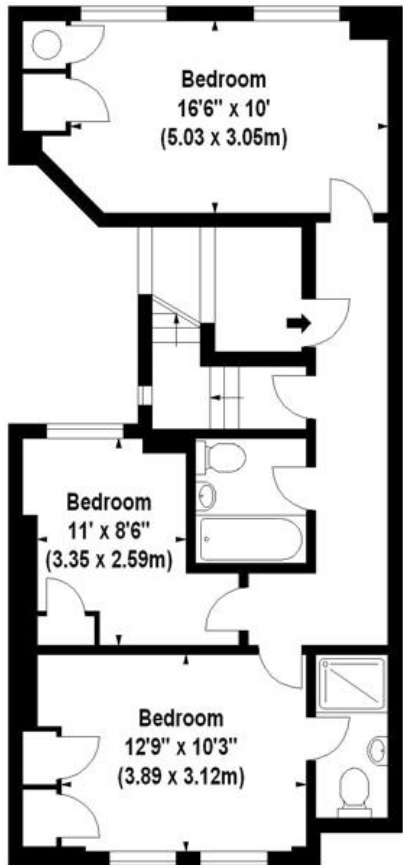
<b>Asking Price</b>	£2,750,000 STC
<b>Lease</b>	29 <sup>th</sup> September 2896
<b>Service Charge</b>	£15,236 per annum
<b>Ground Rent</b>	£350pa
<b>Council Tax</b>	Westminster Band H



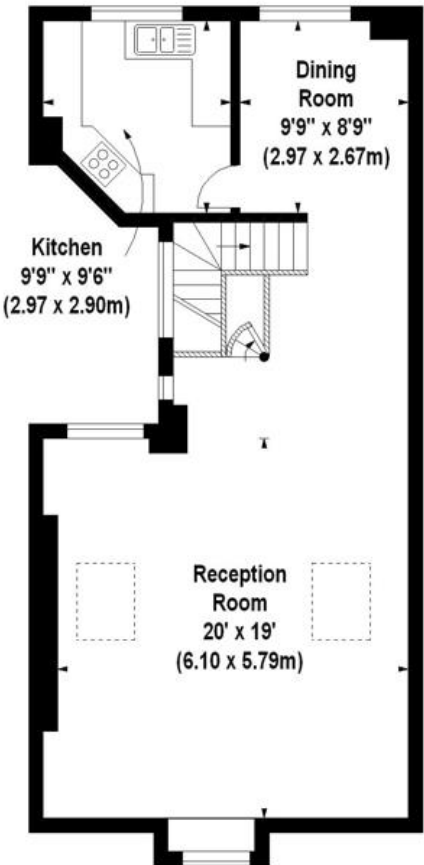
**Henrietta Street, WC2**  
 Approx. Gross Internal Area \*  
 1364 Sq Ft - 126.72 Sq M



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>60 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



Third Floor



Fourth Floor

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.





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