



# Garrick House

Saint Martin's Lane, WC2N

Asking Price £600,000

Positioned in the very heart of London's iconic West End, this beautifully bright third-floor apartment at Garrick House offers a rare opportunity to acquire a long-lease home in one of Covent Garden's most vibrant and internationally recognised locations.

Set within a well-established residential building with lift access, the flat combines classic West End living with exceptional convenience. The apartment features generous full-width picture windows overlooking St Martin's Lane, flooding the reception space with natural light and creating an impressive sense of openness rarely found in Central London apartments. Neutral interiors enhance the airy atmosphere, while a separate kitchen provides practical day-to-day living.

**CHESTERTONS**



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## Saint Martin's Lane, WC2N

Garrick House is perfectly positioned moments from Leicester Square, Covent Garden and Trafalgar Square, placing world-class theatres, luxury hotels, private members' clubs, fine dining restaurants and celebrated cocktail bars quite literally on your doorstep. Residents enjoy immediate access to London's cultural heartland, including Soho, The Strand and the Royal Opera House, all within a short stroll.



The property further benefits from a very long lease of over 900 years, making it an attractive acquisition for both owner-occupiers and investors seeking a secure prime Central London asset with enduring appeal.

Excellent transport connections are provided by Leicester Square Underground Station and Covent Garden Station, offering quick access across London via the Northern and Piccadilly lines.

Whether as a sophisticated London pied-à-terre, a prime rental investment, or a centrally located home immersed in the energy of the capital, this apartment presents an exceptional lifestyle opportunity in one of London's most desirable postcodes.

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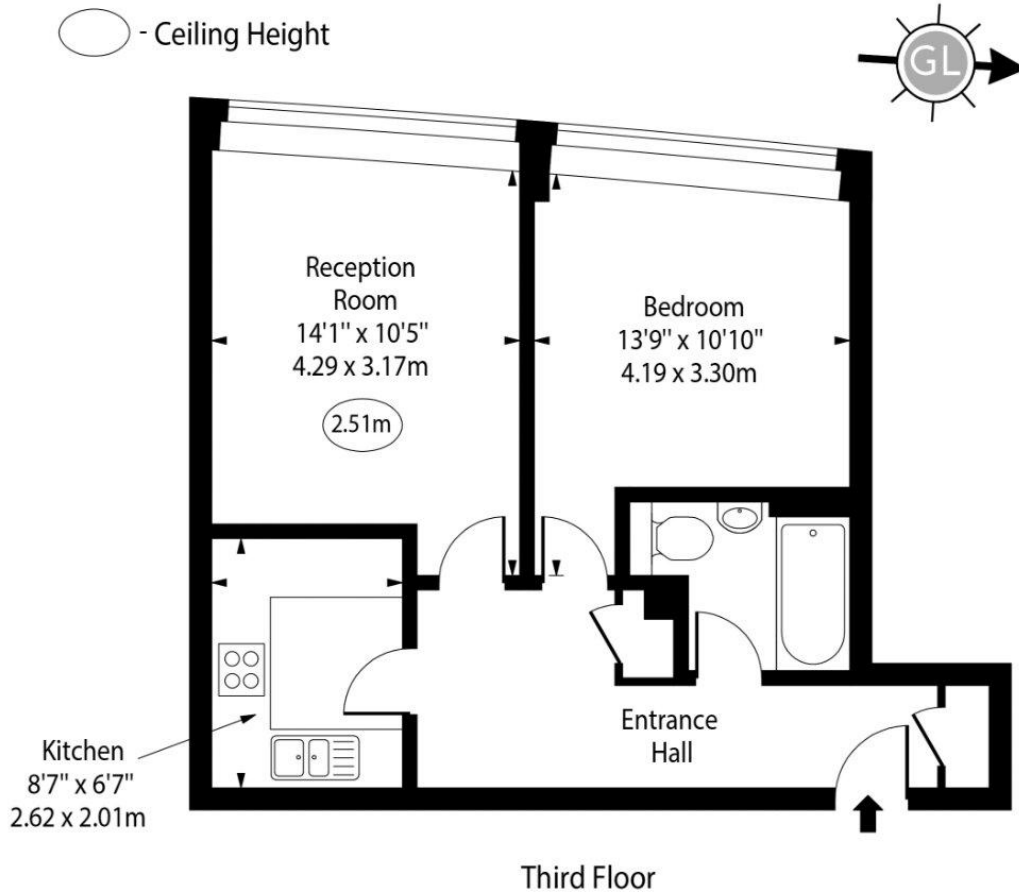
**Tenure:** Leasehold 969 years  
**Service Charge:** £3,500 per year  
**Ground Rent:** £100 per year  
**Local Authority:** Westminster  
**Council Tax Band:** F

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### *Chestertons Covent Garden Sales*

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# Garrick House, Saint Martin's Lane



Approx Gross Internal Area      472 Sq Ft - 43.85 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)  
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