

For Sale



People Make Places



Shelton Street, Seven Dials WC2

2 Bedrooms | 1066 sqft

£1,600,000

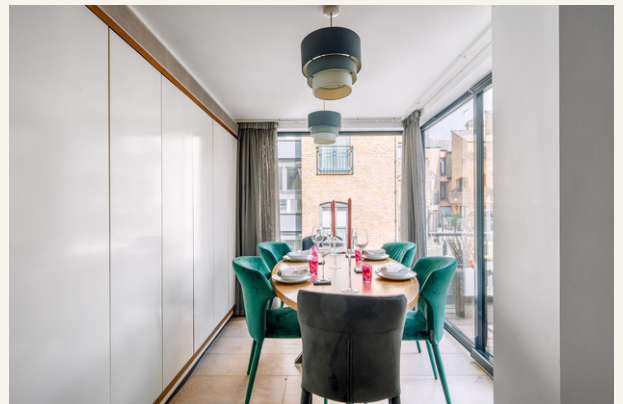




Located on the border of Covent Garden and Seven Dials neighbourhood, 40 Shelton Street is a collection of three newly developed apartments that feature modern design and high specification kitchens and bathrooms.

What you need to know

- Two Bedroom Duplex Apartment
- Two Bathrooms
- Fully Air Conditioned
- First and Second Floor
- Seven Dials Location
- Open Plan Kitchen
- Separate Utility Room
- Outside Space
- Underground Parking
- Lease of 985 years
- Service Charge of £9,833.81 per annum
- Ground Rent: £250 per annum





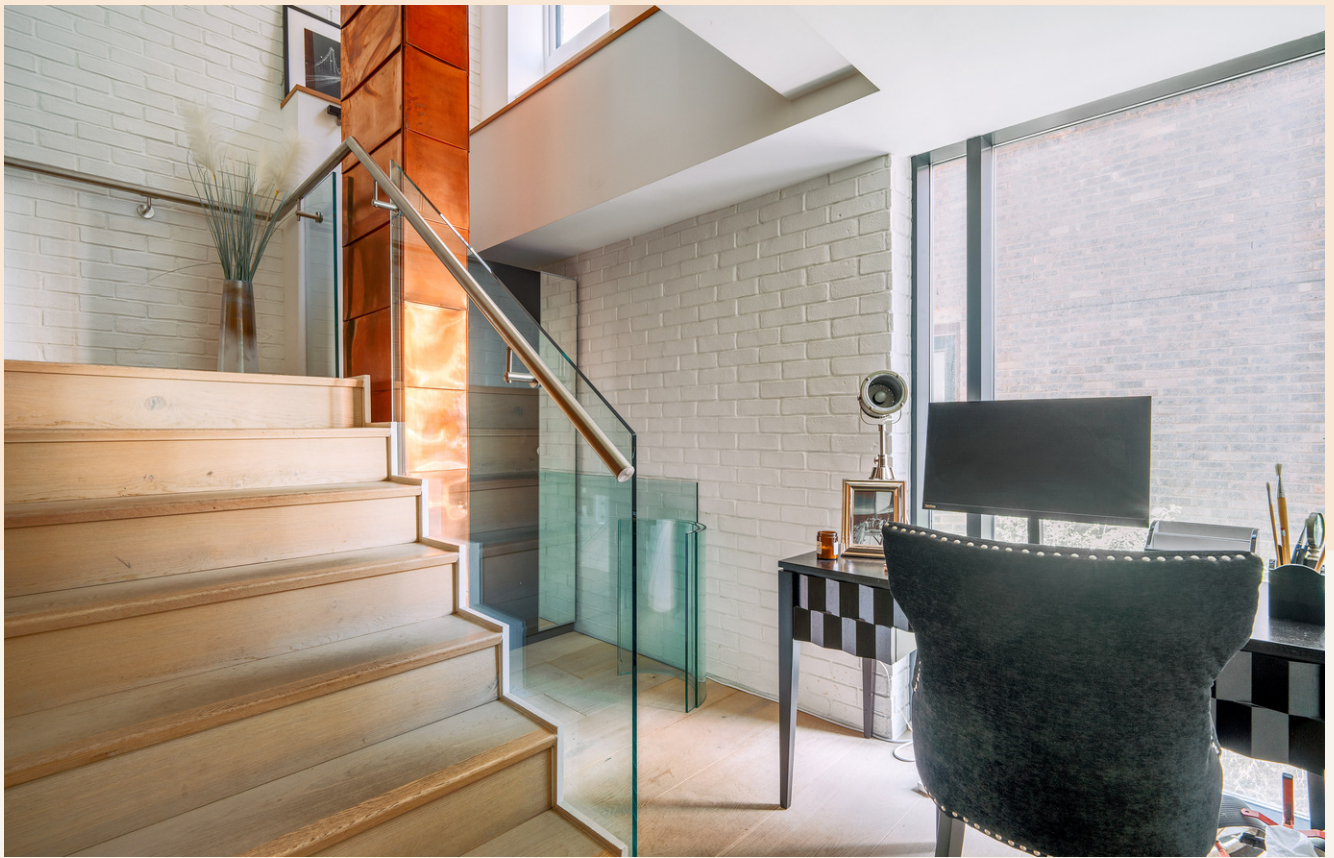
Overview

Situated on the first and second floors with great natural light and views onto the surrounding street, this well proportioned duplex apartment features a bright open plan living space, two double bedrooms and two bathrooms, recently redecorated and finished in a neutral, contemporary style. The kitchen reception has wide engineered oak floorboards which complement the stone worktops.

The property has been designed to incorporate lots of storage and there is a separate utility room which houses the washer/dryer.

There is a fantastic dining area that opens out onto an east facing private terrace. The apartment also has a separate study area which is ideal for home working. The property benefits from being fully air conditioned and there is secure private underground parking included in the sale.





Covent Garden residents have access to some of the capital's finest restaurants and retailers, not to mention world class cultural attractions in the form of the Royal Opera House and numerous theatres, museums and galleries. Educational powerhouses The London School of Economics, King's College and University of London all have major campuses nearby, making the neighbourhood an ideal home for culture vultures and students alike.

Tiring of the Covent Garden lifestyle is pretty much impossible, there's just so much to do! But if you feel the need to spread your wings, Soho, Mayfair, the City of London and the South Bank are all within easy reach, not to mention numerous transport options including tube, Elizabeth Line,, mainline rail and river boat, making the area one of the most well connected neighbourhoods in the capital.

Seven Dials and the surrounding area was developed in the early 1690's by MP Thomas Neale. His original vision was to compete with the already established Covent Garden to attract affluent residents.





However, by the early 1900's much of the area was repurposed as warehousing for fruit and vegetables supplied to nearby Covent Garden Market, with many of the buildings designed in the attractive Dutch style and remaining to this day.

Nowadays, Seven Dials has much more of a village feel closer to Neale's original vision. An eclectic mix of cobbled streets, historic architecture, the buzzy enclave of Neal's Yard, theatres such as the Donmar Warehouse,

Seven Dial's Market with its independent street food vendors, numerous coffee shops and the iconic sundial give the area a unique atmosphere making it a destination for food lovers and fashionistas from across the Capital



People Make Places


London is a collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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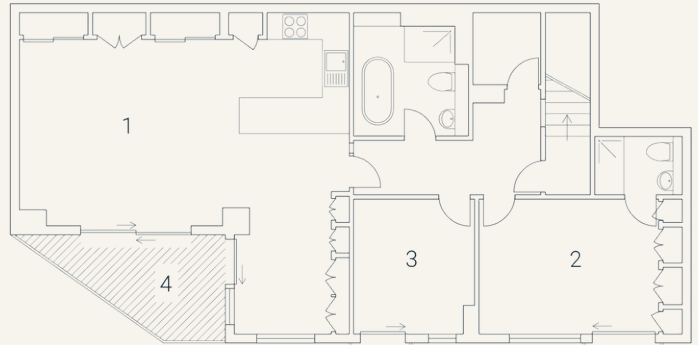
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Shelton Street, WC2

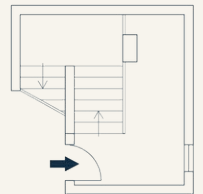
Approximate Gross Internal Area 99 sqm/ 1066 sq ft

Excluding External Terrace of 7 sqm/ 75 sq ft

1 Living/ Dining/ Kitchen 7.34 x 7.14M 24'1" x 23'5"	2 Bedroom 4.52 x 2.97M 14'10" x 9'9"	3 Bedroom 3.00 x 2.69M 9'10" x 8'10"	4 Balcony 4.50 x 2.36M 14'9" x 7'9"
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Second Floor



First Floor

Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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