



Queen Alexandra Mansions

3 Grape Street, WC2H

Asking Price £1,500,000

Exquisite two-bedroom apartment in iconic Queen Alexandra Mansions with private balcony, upper floor with lift and stylish interiors. Prime Covent Garden location, surrounded by culture, dining, and world-class entertainment. A rare London gem.

CHESTERTONS



Queen Alexandra Mansions

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- Heart of West End
- Lift
- Transport Links Nearby
- Outside Space



Nestled in the prestigious Queen Alexandra Mansions, this exquisitely decorated two-bedroom apartment offers an exceptional opportunity to acquire a piece of London heritage in the heart of the West End. Located on the fourth floor of this imposing red-brick period building, the property seamlessly blends historic character with contemporary luxury living.

The apartment showcases a stunning open-plan kitchen/reception area with beautiful herringbone parquet flooring throughout, bathed in natural light from large windows. The elegant kitchen features light blue cabinetry, wooden countertops, and high-specification appliances, creating a sophisticated cooking and entertaining space. A private balcony provides a rare outdoor sanctuary with charming

Tenure: Leasehold 172 years 5 months

Service Charge: £3500

Ground Rent: £300

Local Authority: Camden

Council Tax Band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82-100) A		
(68-81) B		
(60-67) C		
(55-58) D		
(50-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

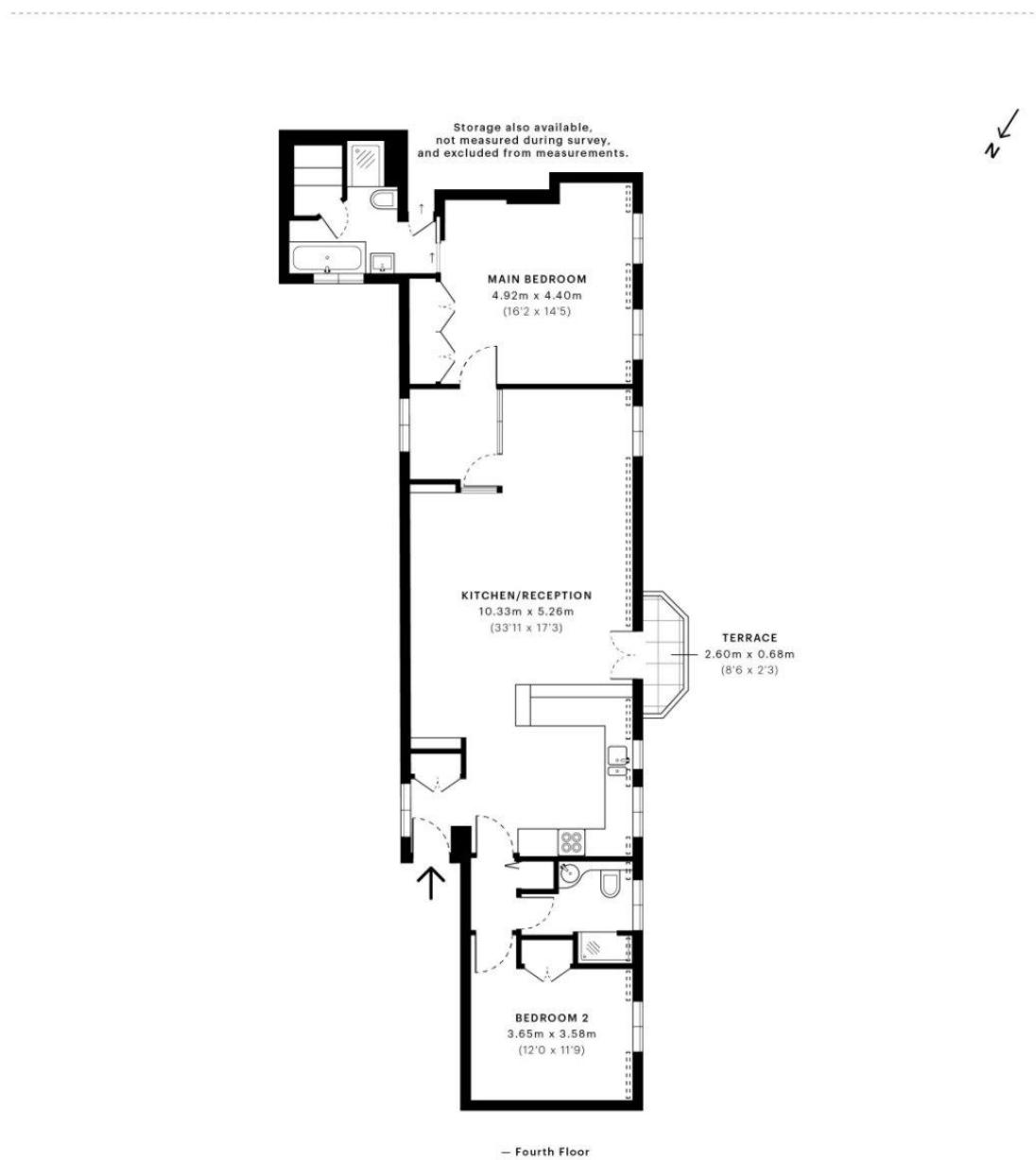
London

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GROSS INTERNAL AREA (GIA)
The footprint of the property
98.10 sqm / 1055.94 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head height
94.50 sqm / 1017.19 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
1.49 sqm / 16.04 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.15 sqm / 12.38 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 101.34 sqm / 1090.81 sqft
IPMS 3C RESIDENTIAL 98.05 sqm / 1055.40 sqft

SPEC ID: 618156fc3339ff0e6d2c32fb