

The Penthouse

43 King Street, Covent Garden | WC2



| *tavistockbow*

43 King Street is one of Covent Garden's most recognisable and historically significant buildings, being the oldest remaining original building overlooking the Piazza.





Steeped in history and with a colourful and culturally important past, this Grade II* listed building is now made up of a mix of retail space on the ground and mezzanine floors, with a number of grand apartments occupying the upper floors.





The penthouse has amongst the most commanding views across the Piazza and St. Paul's Church, originally designed in the 1630's by architect Inigo Jones and nowadays affectionately known as 'The Actor's Church'.





The History


Originally designed in 1716 by renowned baroque architect Thomas Archer, the building was known as Russell House after its commissioning owner Lord Russell, 1st Earl of Orford and First Lord of The Admiralty. Over the years, the building evolved to become firstly the home of the Royal Institute of British Architects between 1835 and 1837, then popular entertainment venue Evans' Music-and-Supper Rooms in the 1840's.

After a brief re-brand as Thomas Archer House in homage to its original architect, the building became known for a short period as The Grand Hotel.

Perhaps in its most significant iteration, The National Sporting Club (NSC) was founded at 43 King Street in 1891, this being of particular importance in British national sporting history, being the birthplace of modern boxing as we know it today.

Run as a private member's club, the NSC had strict rules for boxers and members, with bouts taking place after dinner and in 1909, the club's president introduced the 'Lonsdale Belt' as a prize to be awarded to the British champion at each weight, setting the prize template still in use to this day.





The building entered a slightly more colourful phase in the 1960's as home to The Middle Earth Club, a psychedelic venue hosting performances from notable artists of the time including Soft Machine, Pink Floyd, The Who, Jefferson Airplane and T Rex, although the club became as notorious for its drug raids and arrests as for its legendary performances.

In the 1970's the building underwent a conversion to offices, continuing a fairly mundane existence until 2002, when an ambitious project to comprehensively restore and redevelop the site was conceived.

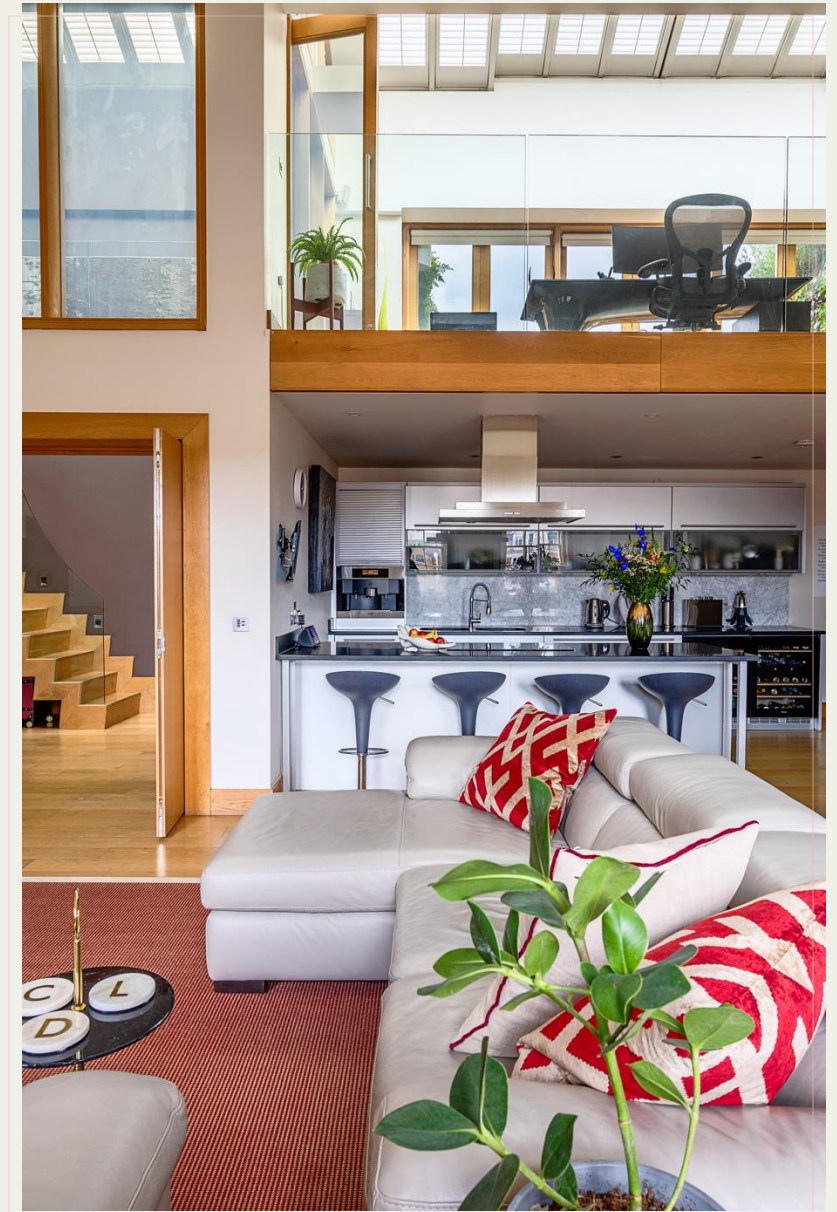
During the unsympathetic 'restoration' of the 1970's, the building suffered removal of the entire ground floor and a number of cosmetic crimes against architecture, which perpetuated the general degradation of this once grand building.

An extensive scope of restoration was conceived, with historic building experts DD Architects consulting on the project for almost two years, creating a full Conservation Plan to guide a difficult and complex project that faced numerous challenges included restoring original floor levels, cleaning 30 layers of paint from the stonework, reinstating the stone plinth, portico, entrance hall and other features, removing disfiguring alterations along with designing the new residential & retail elements which remain present to this day.



Features

- Third & Fourth Floor Duplex Penthouse
- Lift Access to Third Floor
- Double Height Primary Living Space
- Principal Bedroom with Dressing Room & En-Suite Bathroom
- Three Further Double Bedrooms (one En-Suite)
- Generous Roof Terrace





- Modern Specification
- Comfort Cooling Throughout
- Separate Home Gymnasium
- Views Over Covent Garden's Piazza
- Separate Self-Contained Duplex Flat
- Skylit Mezzanine Study Area



The main living area features double height ceilings providing a wonderful sense of space & light, lit from above via the numerous mezzanine rooflights along with generous windows to the front affording direct views over the Piazza.





Throughout the apartment, solid natural oiled oak floors and joinery contrast with a colour palette of warm tones and contemporary finishes, combining to create a feeling of calm and serenity in the heart of London's playground.









A modern, high specification kitchen is situated adjacent to the main double height living space, in an open-plan arrangement with a generous breakfast bar separating the spaces, featuring integrated appliances by Miele, including a double wine cooler and coffee machine.

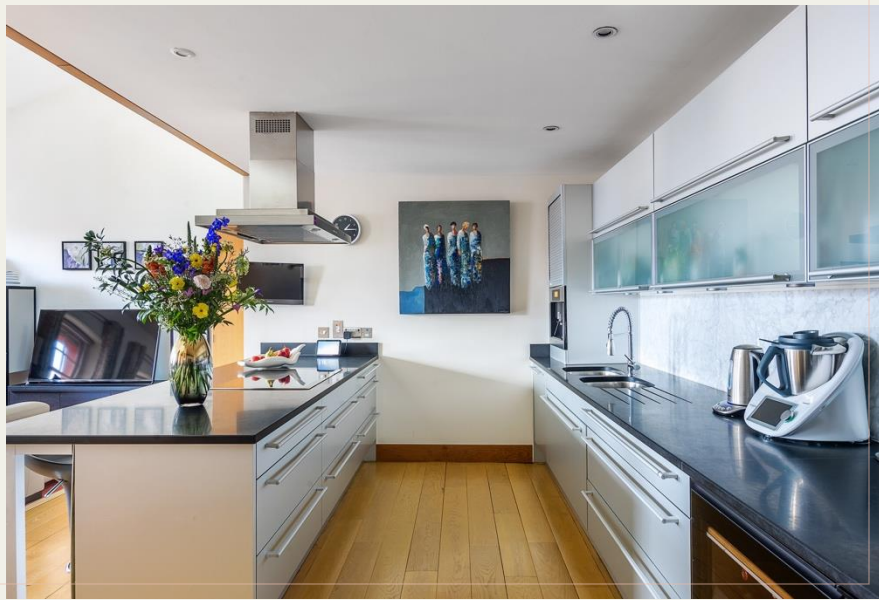
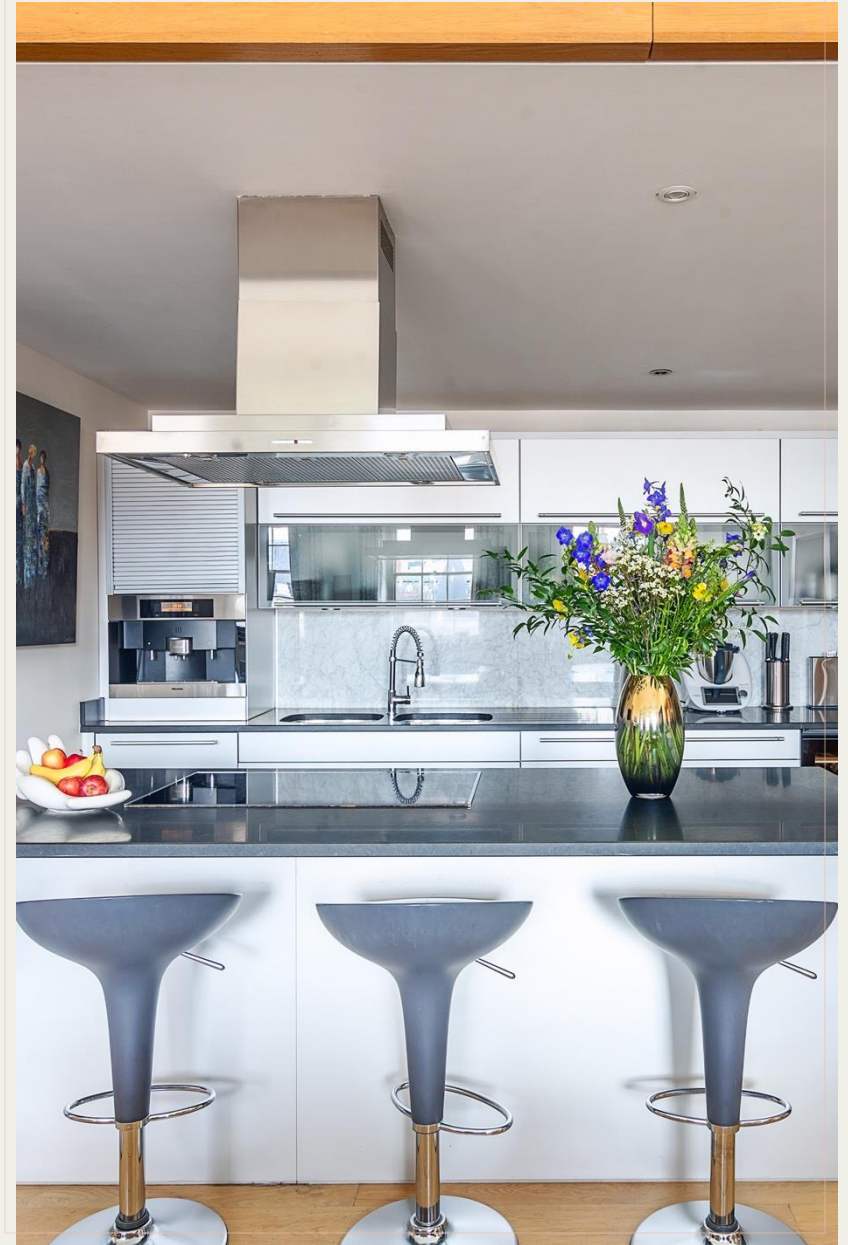




loved
not
wisely
but
too
well











From the well-proportioned and welcoming reception hall, the upper floor is accessed via a beautiful contemporary staircase constructed from solid oak and powder-coated steel, with a timber & glass galleried landing allowing natural light through to the lower level.

The large mezzanine study area overlooks the main double height living-space and roof terrace, flooded with light from the fully-glazed roof and providing access to both the home gymnasium and roof terrace via glazed French doors.







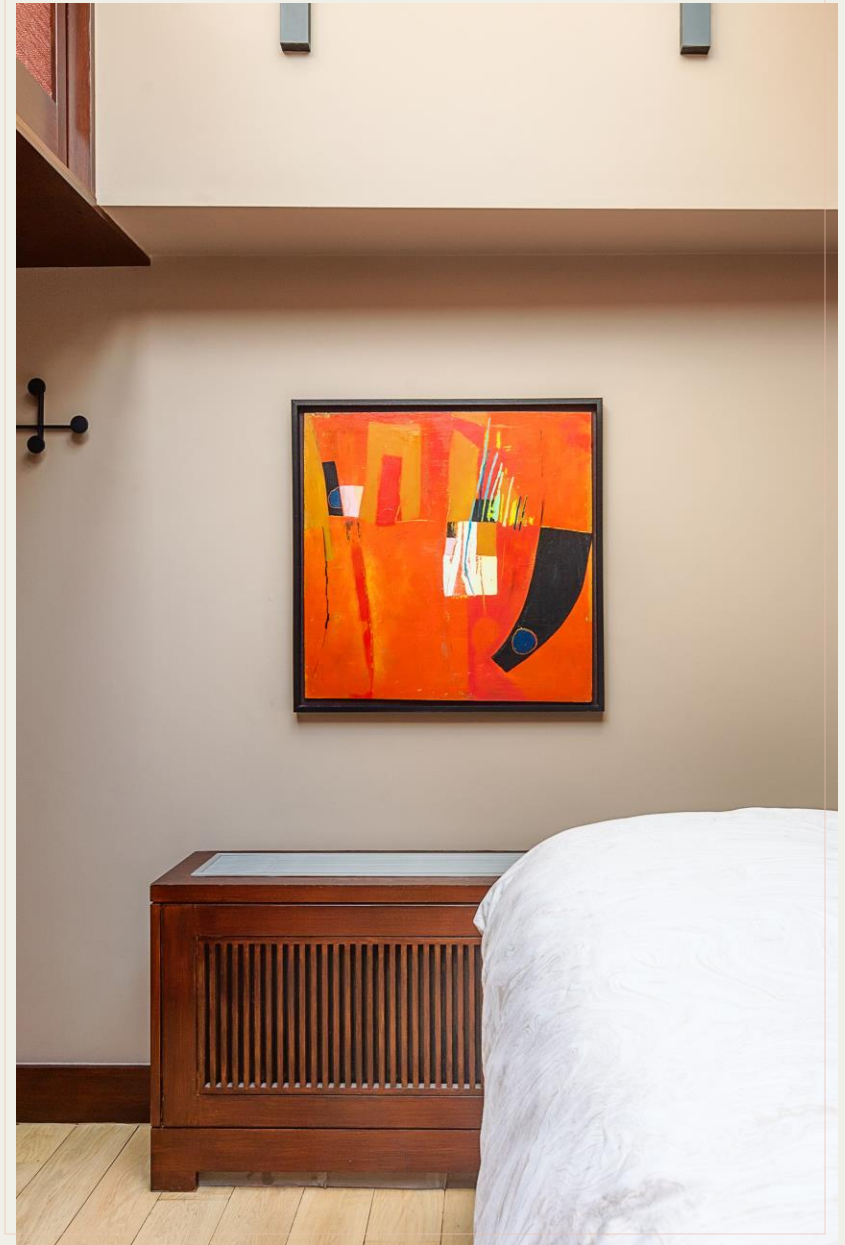
The generous roof terrace features living walls, outdoor lighting and irrigation along with, integrated seating and bespoke furniture, offering panoramic views over the London skyline.





One of the four double bedrooms can be found on this level, with high ceilings, a skylight and modern en-suite shower room.





The principal bedroom suite is located on the lower level, accessed via an inner hallway from the main entrance hall, lined with built-in storage behind sliding mirrored doors, and featuring a separate utility/laundry room.





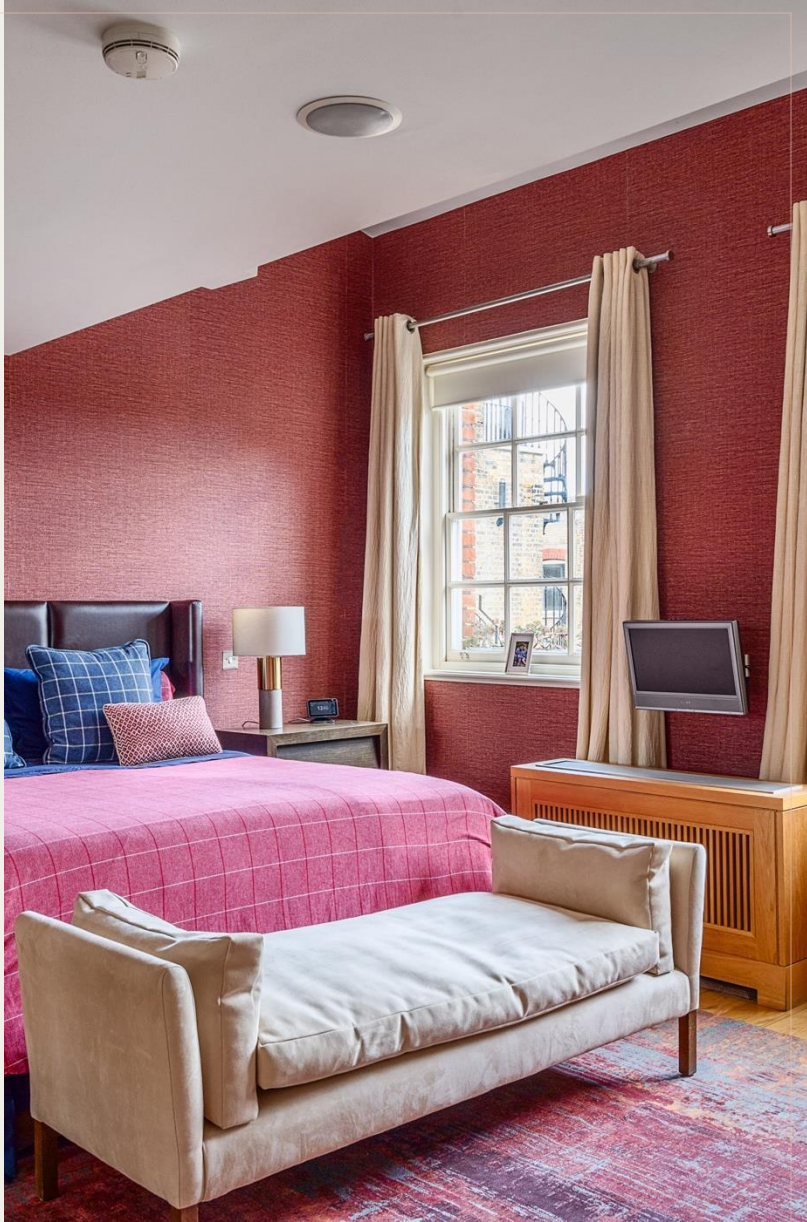




Quietly located to the rear of the building, the principal suite features a number of interesting architectural features including pitched double-height ceilings that provide a real a sense of space and volume, plus ample bespoke cabinetry.

There is a beautiful free-standing contemporary bath situated on a raised level that can be hidden away behind sliding pocket doors, further accessing a full shower-room with dual basins and large shower enclosure.





Elsewhere on this level, there is a well-proportioned guest bedroom with views across the Piazza, featuring bespoke built-in wardrobes, shelving & storage.









The bedrooms on the third floor are served by a large family bathroom finished in a modern style with a bath and separate shower.



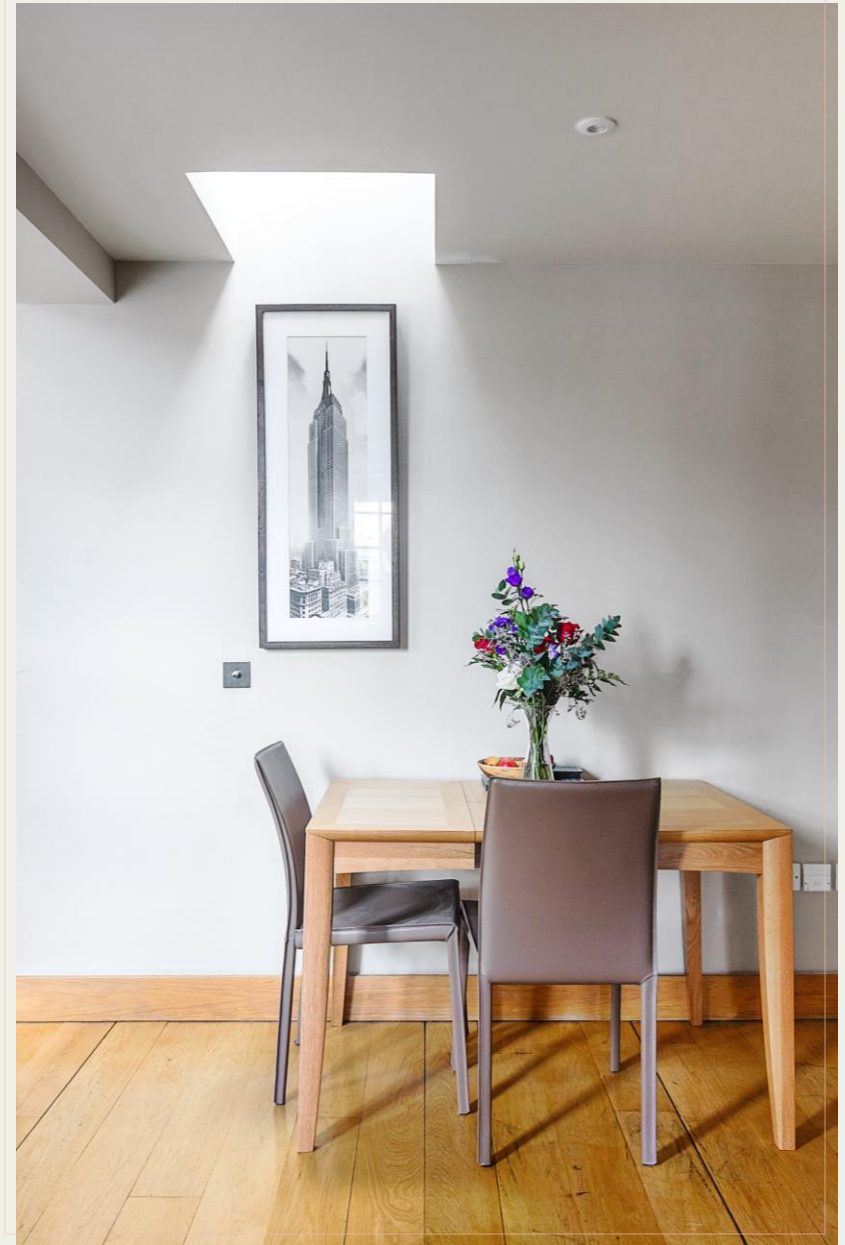
Accessed from the main living space, there is another well-proportioned double guest-bedroom, again with views directly across the Piazza towards the historic Market Building.





On the third floor there is a separate, well-proportioned and fully-self contained split-level flat, perfect for family members requiring some independence, or perhaps for live-in staff.



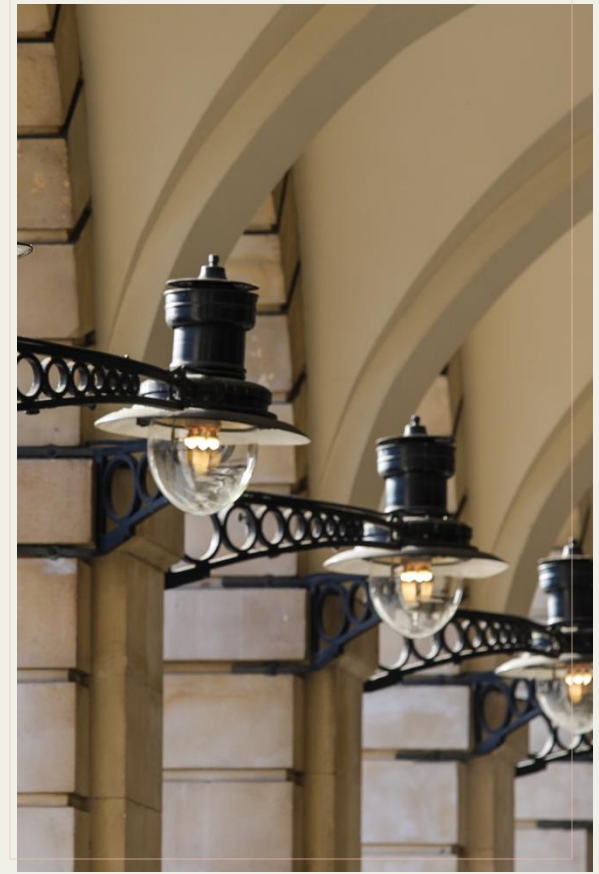
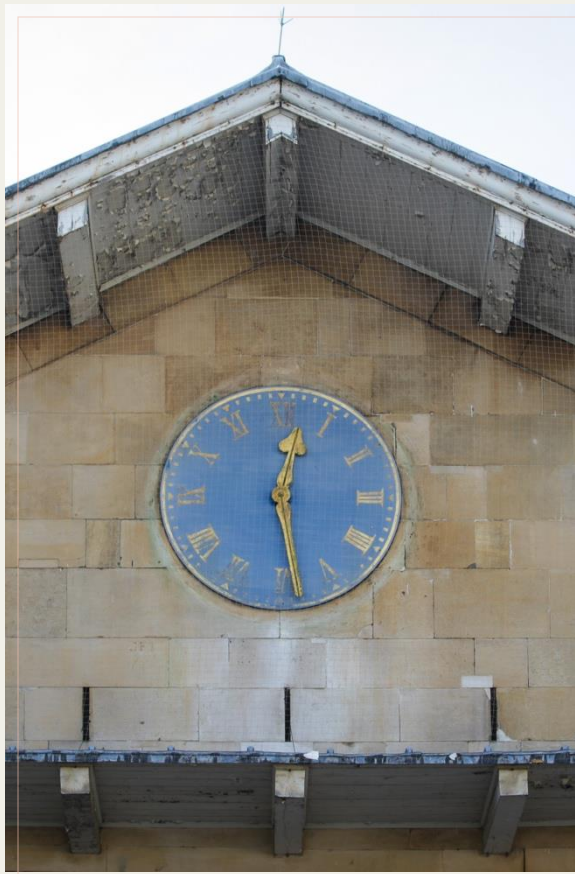
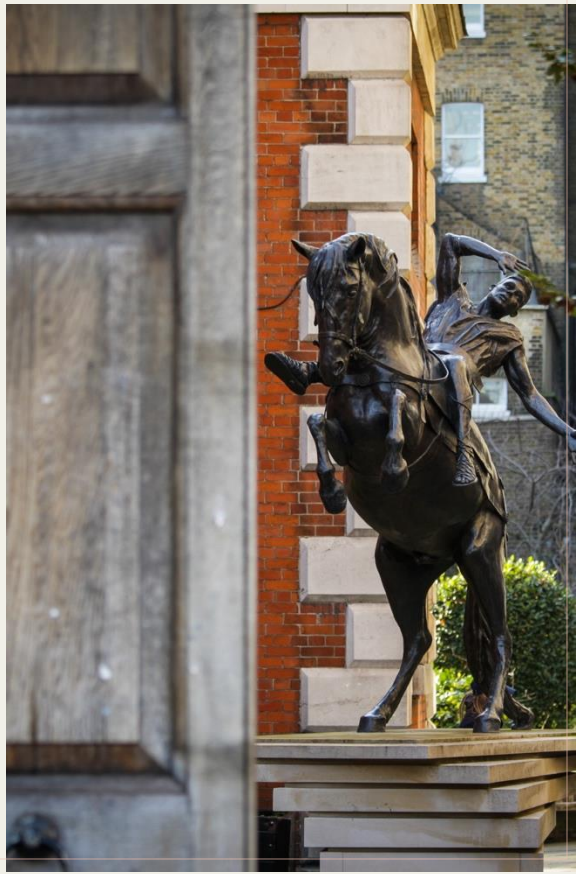




Currently arranged as one bedroom, with an open-plan living/kitchen space, bathroom and stairs leading to an upper mezzanine-level that could serve as either a second bedroom or separate study/gaming room.







The Neighbourhood

Covent Garden is globally recognised as London's premier cultural, retail, leisure & entertainment destination. Notable restaurants include Balthazar, The Ivy Market Grill and Sushi Samba, as well as the much-lauded Oystermen, Cora Pearl and Taiwan's legendary Din Tai Fung.

The Henrietta Hotel has a fantastic cocktail bar & restaurant and hidden away between Henrietta Street & King Street is the quiet public space of St. Paul's Church gardens, providing the perfect antidote to the hustle & bustle of the Piazza.

The Royal Opera House dominates the piazza with world renowned residents the Royal Ballet & Royal Opera, plus many of the world's most popular stage shows can be found at the numerous theatres within a few minutes walk.

The open space of Embankment Gardens and the river Thames only a short stroll across the strand, and the Southbank just a short trip across the river via either Waterloo or Hungerford Bridge.

Covent Garden Neighbourhood Guide





floorplan

King Street, WC2

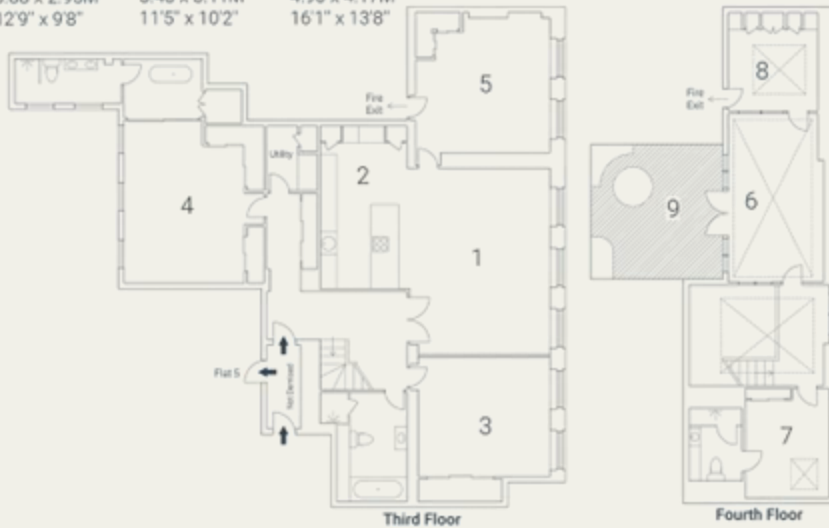
Approximate Gross Internal Area 253 sqm/ 2723 sq ft *

Excluding External Terrace of 24 sqm/ 258 sq ft

*Combined Approximate Gross Internal Area 316 sqm/ 3401sq ft

1 Living/ Dining 6.58 x 5.06M 21'7" x 16'7"	2 Kitchen 5.84 x 2.75M 19'2" x 9'	3 Bedroom 4.92 x 4.72M 16'2" x 15'6"	4 Bedroom 5.72 x 4.99M 18'9" x 16'4"	5 Bedroom 5.39 x 4.75M 17'8" x 15'7"	6 Study/ Mezzanine 6.03 x 3.36M 19'9" x 11'
--	---	--	--	--	--

7 Bedroom 3.88 x 2.95M 12'9" x 9'8"	8 Gym 3.48 x 3.11M 11'5" x 10'2"	9 Terrace 4.90 x 4.17M 16'1" x 13'8"
---	--	--



Approximate Gross Internal Area 63 sqm/678 sq ft *

1 Living/ Dining/ Kitchen 7.33 x 5.04M 24'1" x 16'6"	2 Bedroom 3.92 x 3.18M 12'10" x 10'5"	3 Bedroom 4.34 x 3.75M 14'3" x 12'4"
--	---	--



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

epc



terms

- Leasehold – Approx. 107 years
- Local Authority | Westminster City Council
- Council Tax Band: H | £2034.36 (2025)
- Service Charge | Approx. £6041.41 per quarter (2024)
- Ground Rent 2025 | peppercorn

guide price

£6,500,000* subject to contract

*(The quoted guide price includes the titles for both flats 4 & 5 which, although separate, cannot be split/sold individually)



tavistockbow

about us

Tavistock Bow is an independent residential agency & consultancy based in London's vibrant West End.

We are niche, boutique, creative, knowledgeable, professional and approachable.

We love what we do and that's why we do it.



21 New Row
Covent Garden
London
WC2N 4LE

tavistockbow.com
020 7477 2177
hello@tavistockbow.com

Connect with us on



MISREPRESENTATION ACT [COPYRIGHT] DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Tavistock Bow Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentations Act 1991: These details are believed to be correct at the time of compilation but maybe subject to subsequent amendment.