

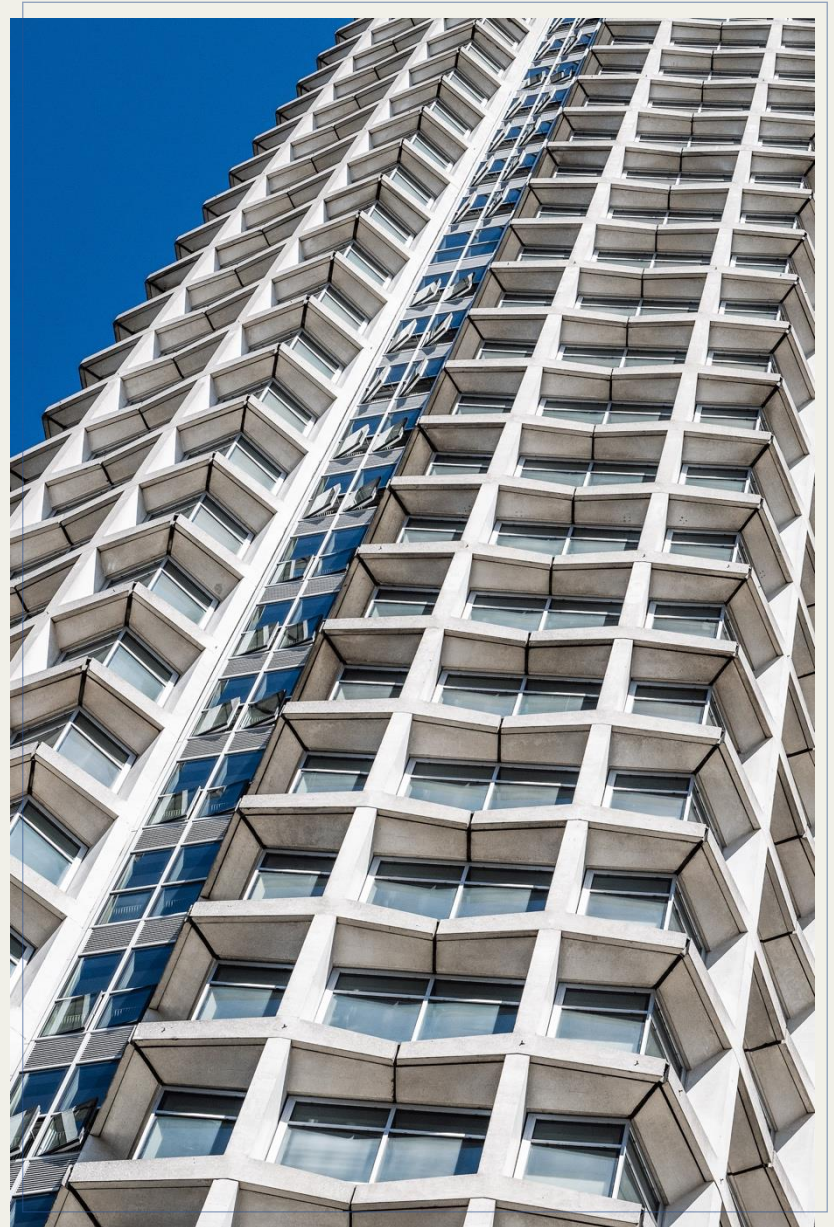
# 71 Centre Point Residences

St. Giles | London WC1



*tavistock*bow

Set serenely above the bustle of the West End, Centre Point's 82 apartments are contemporary classics crafted by renowned British designers Conran & Partners, with every material, colour and detail inspired by the distinctive character of the building itself.





Centre Point has been a marker on London's skyline since the 1960s – a confident modernist tower announcing the West End as you arrive at Tottenham Court Road.

Designed by George Marsh of R. Seifert & Partners for developer Harry Hyams, the 34-storey building was completed in 1966 and was one of London's very first skyscrapers.





The most recent transformation of Centre Point has been its reinvention as a high-quality residential address. Developer Almacantar, together with Conran & Partners and MICA, has carefully converted the tower into 82 apartments while preserving the listed exterior. Behind the original concrete lattice, interiors have been completely reimagined with contemporary layouts, full-height glazing, upgraded services and calm, refined finishes that make the most of the light and far-reaching views.

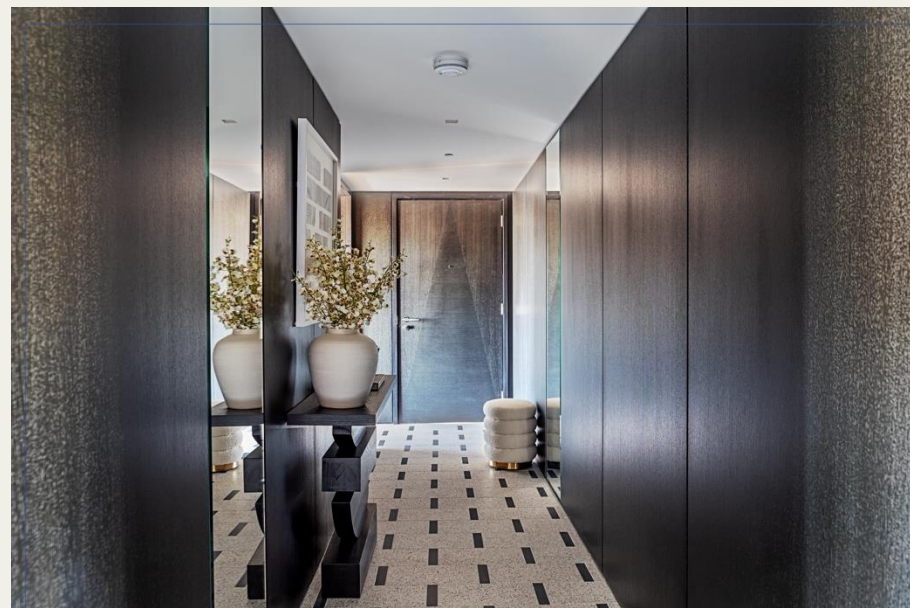
### **What You Need To Know**

- Westerly Aspect 9<sup>th</sup> Floor Lateral Apartment
- Approx. 1270 sqft.
- Two Generous Bedroom Suites
- Two Bath/Shower rooms
- Separate Guest WC
- Open Plan Reception Room
- Modern, High Specification Kitchen
- 24h Concierge Team
- Extensive Resident Amenities incl. Pool & Gym









An entrance from the lift shared with the adjacent apartment leads you into a reception hallway clad in dark-stained oak panels and tiled with three-colour Bleu de Savoie limestone in a bespoke Centre Point pattern.

From here, you enter through a part-glazed door into the primary living space, with full-height windows along one side and white-washed oak flooring throughout.







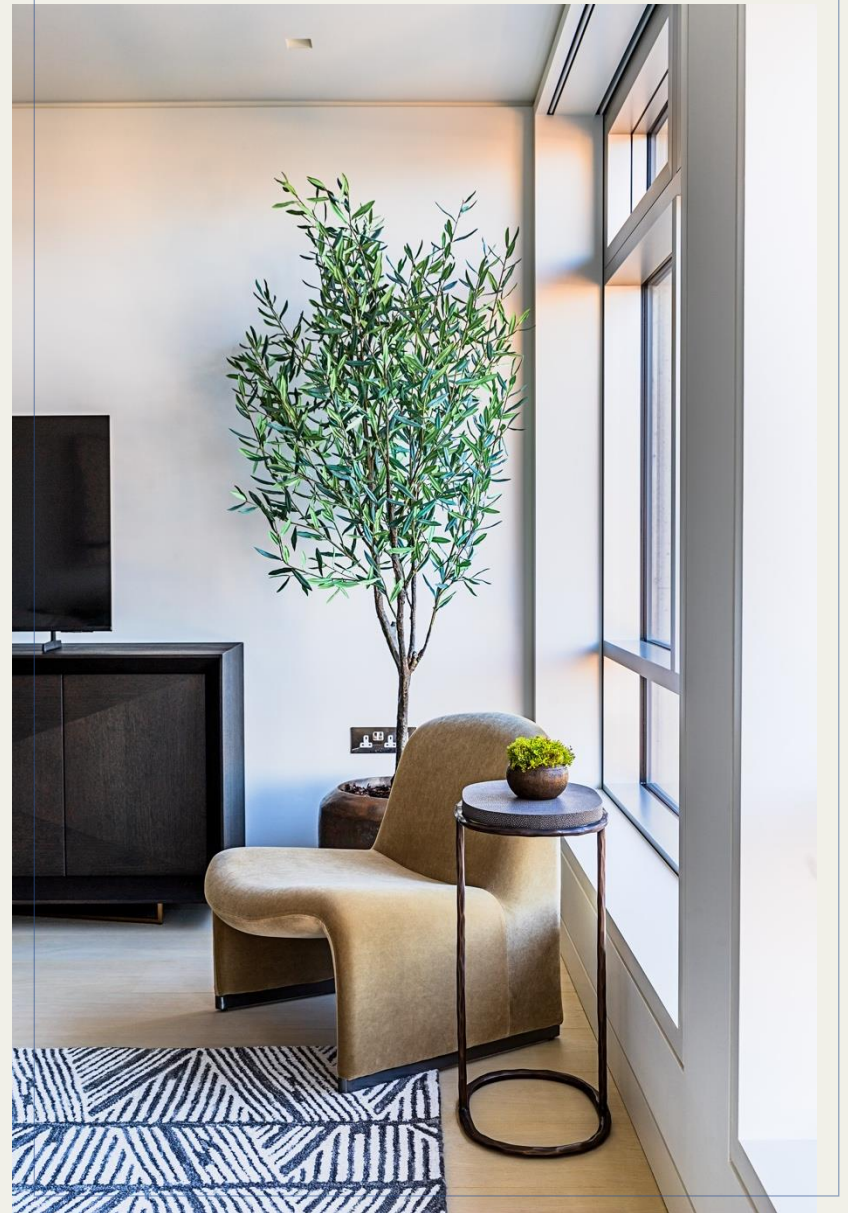
The highly contemporary kitchen is semi-open plan to the primary living space and features beautiful composite stone surfaces and high specification integrated appliances.

There are bespoke cabinets flanking the main kitchen units featuring ingenious pocket doors that hide the integrated ovens and useful, additional storage spaces, keeping the open-plan kitchen a clean and clutter-free space.





The wonderful, bright aspect offers 9<sup>th</sup> floor views  
West across Charing Cross Road, towards Soho  
Square.























The principal bedroom suite features bespoke wardrobes finished in white Oak, with a dressing/study area, a generous en-suite bathroom finished in contrasting hand-selected Blanco & Nero marble, and full-height windows facing West.







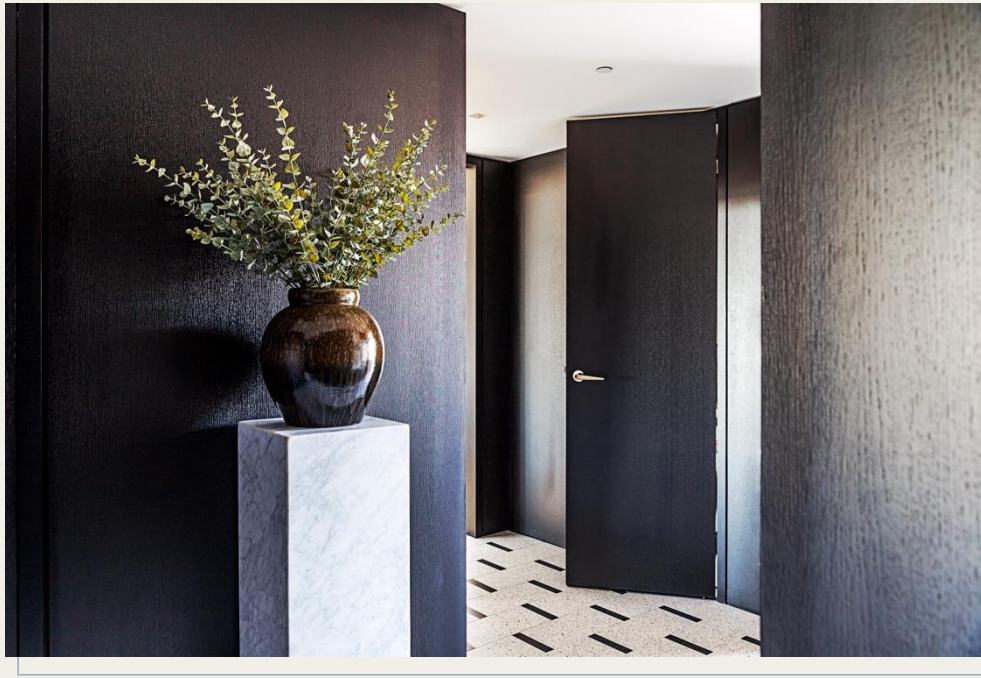




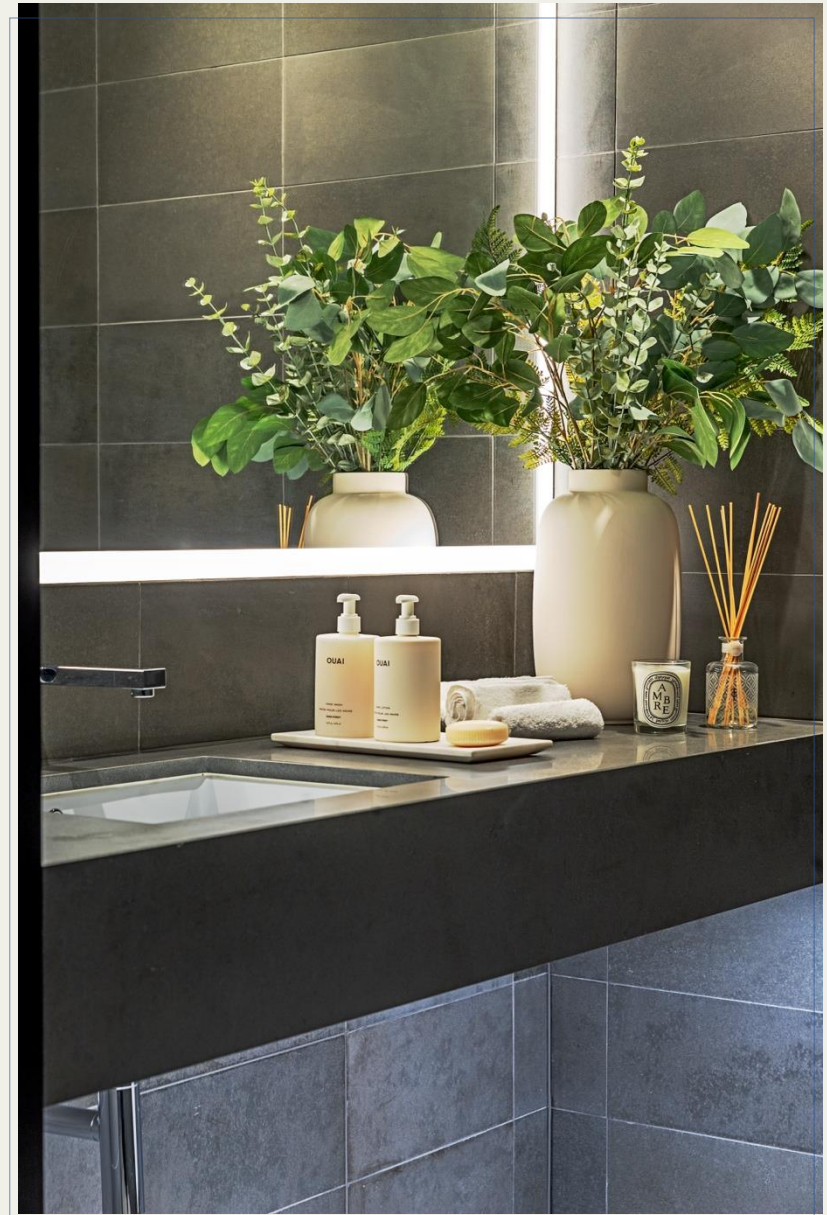




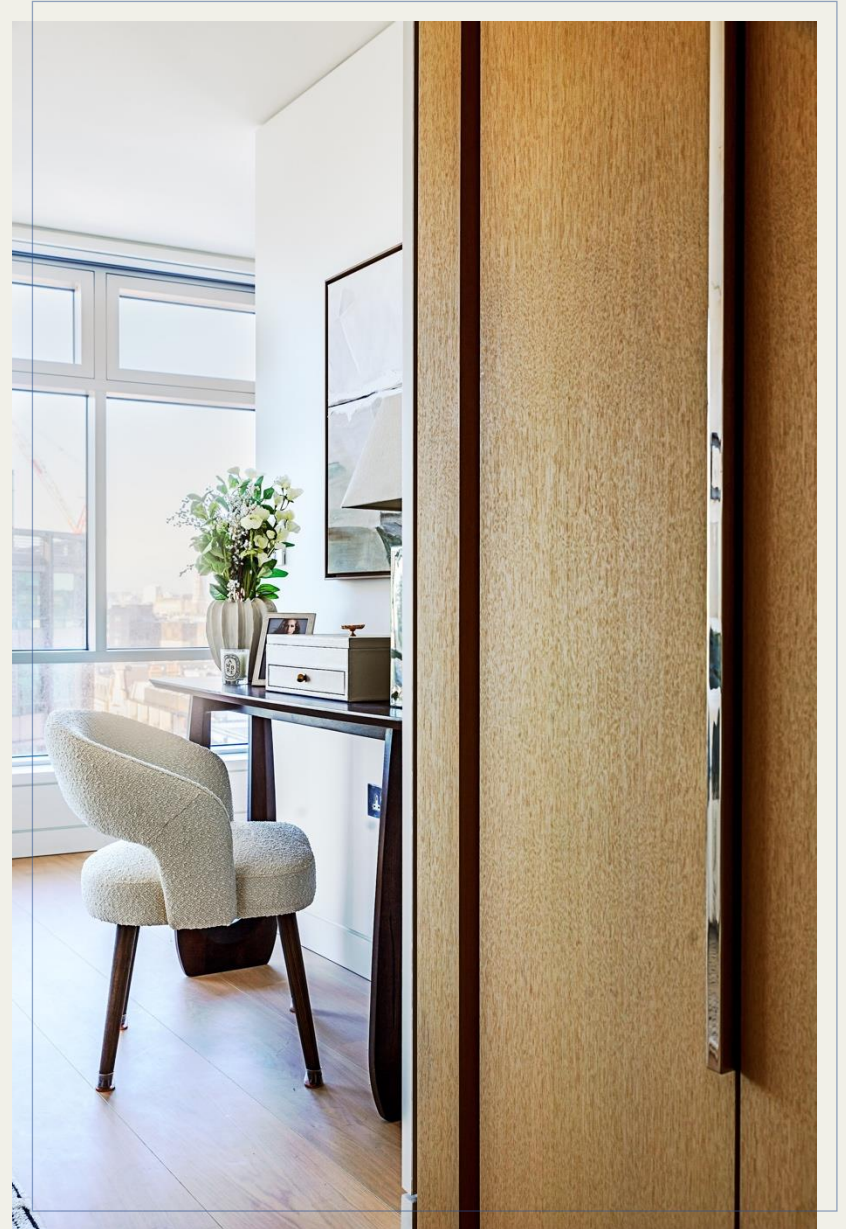




A further guest bedroom and separate cloakroom are accessed via the dark stained-timber panelled main reception hall.



The second suite is entered via a neat dressing area with bespoke wardrobes, and again benefits from full-height windows facing West.













The bedroom area is open-plan to the contemporary shower room, allowing a full run of windows providing wonderful natural light into this calming space. The shower area has contrasting stone flooring, a generous walk-in shower, vanity area with marble surround and a separate enclosed WC.















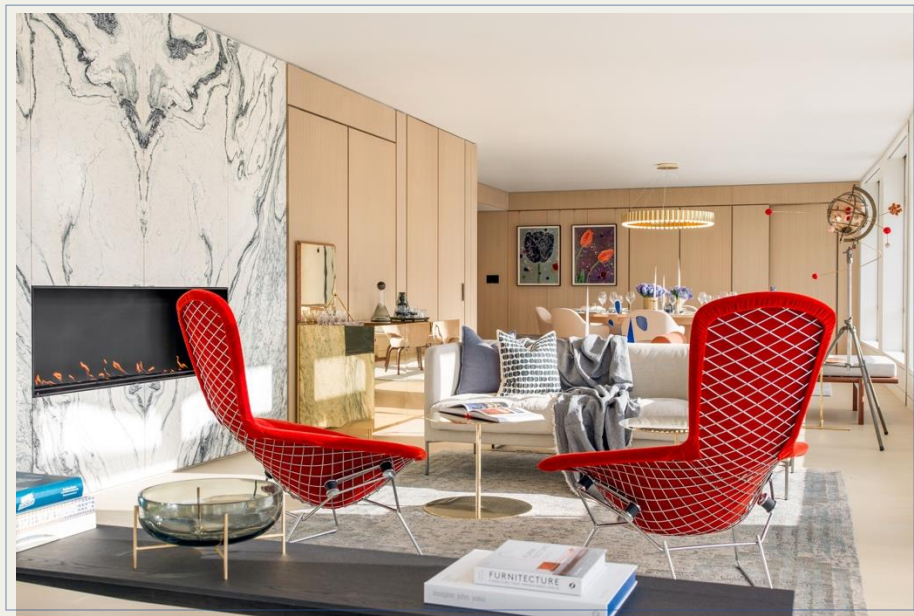






Residents benefit from Centre Point's Club & Wellness facility, some of the most extensive amenities of any central London development, all managed by an experienced on-site concierge team, operating 24 hours a day and hand picked from some of the world's finest hotels and hospitality destinations.





The centrepiece is the infinity swimming pool that looks out across Charing Cross Road, with adjacent sauna and steam rooms. There is a generous resident's lounge available for private hire, with it's own commercial-spec kitchen to allow events to be professionally catered in-house, along with a further meeting/board room, all with a fully integrated AV system.







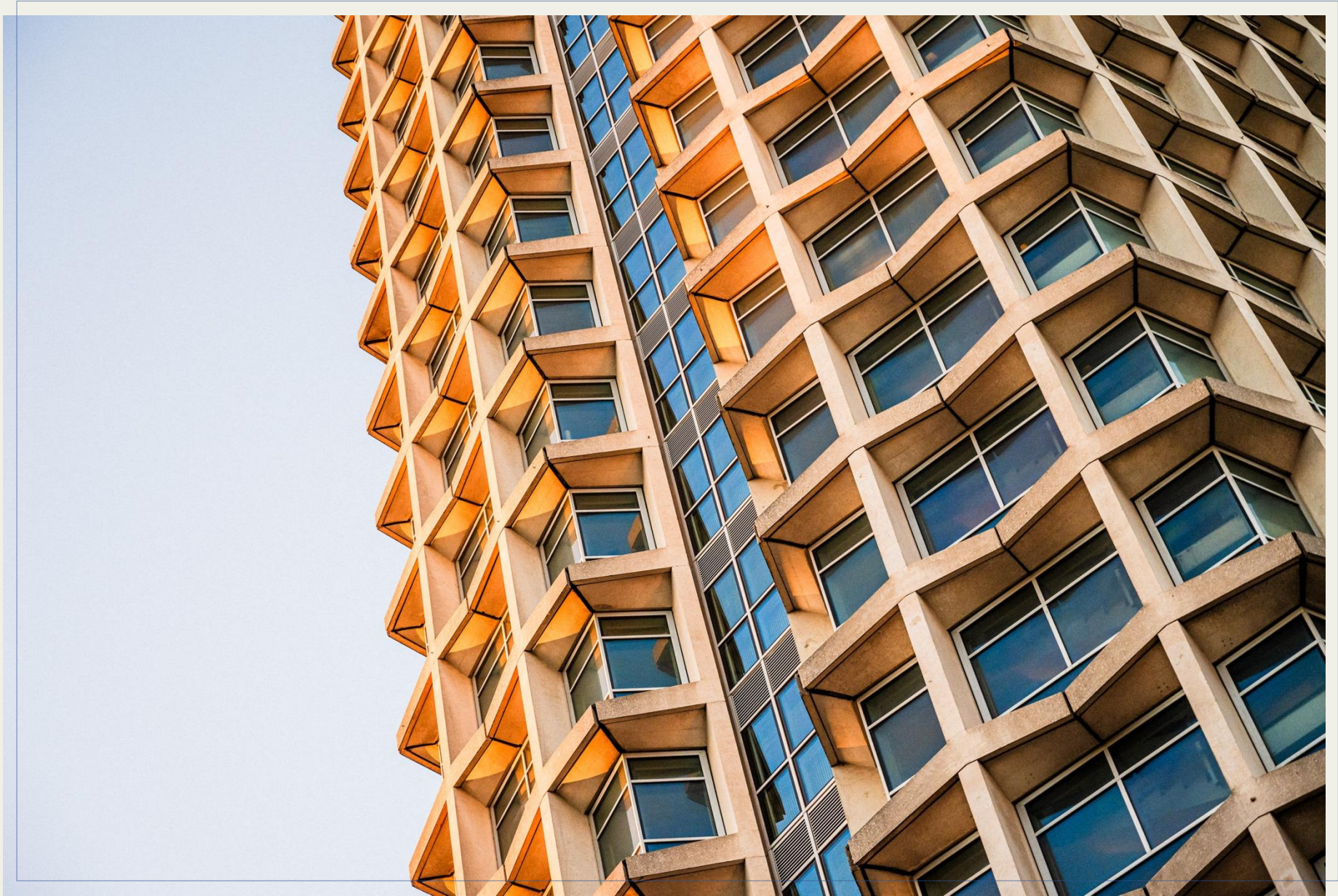
There is a well-equipped air-conditioned gym and workout space with all the usual equipment you'd associate with a hotel-standard space, along with two sperate spa treatments rooms. A range of treatments with numerous therapists at the top of their field are bookable via the concierge team.

Resident's also benefit from an in-house digital cinema that can be booked for private screenings at a moments' notice.









## the neighbourhood

St. Giles & Holborn, often referred to as 'Midtown', is the gateway between London's buzzing West End and the City.

To the South, Covent Garden offers world class retail, dining & entertainment with London's 'Theatreland' home to some of the finest and most popular productions in the world. In nearby Bloomsbury, Lambs Conduit Street offers a genuine village vibe with a number of independent coffee shops and varied retailers rubbing shoulders with boutiques from more established international brands and excellent restaurants including the renowned Noble Rot and local institution Ciao Bella.

To the east, the City of London's financial centre is easily accessible from Lincoln's Inn along with the South Bank, River Thames and many wonderful open spaces within easy reach, as well as some of London's top educational institutions including the London School of Economics & Political Science (LSE), Kings College, and University College London.





Immediately West, Soho & Carnaby are the beating heart of London's West End, where hip retailers mix with independent restaurants, cafes, bars and clubs along with the world famous Carnaby Street. In recent years Soho has regained its crown from the East End as London's centre of cool, and is once again a thriving neighbourhood with a diverse and passionate community of creatives at its heart.

Bordering Soho immediately to the north of Oxford Street, Fitzrovia is an historic yet thoroughly modern neighbourhood, full of creativity and a fantastic community spirit. Make no mistake, this is no poor relation to Soho, if anything, Fitzrovia is the cool and sophisticated sibling. The area has experienced a renaissance in recent years with high-profile development and even higher profile occupiers including Meta & Netflix making the area home.

Just west of Soho, Mayfair offers a calmer, more polished take on central London living, defined by its handsome garden squares, period architecture and discreet mews streets. Home to some of the capital's most established hotels, members' clubs and destination restaurants, alongside luxury flagships on Bond Street and the considered blend of fashion, food and design on Mount Street, it remains synonymous with best-in-class retail and hospitality.









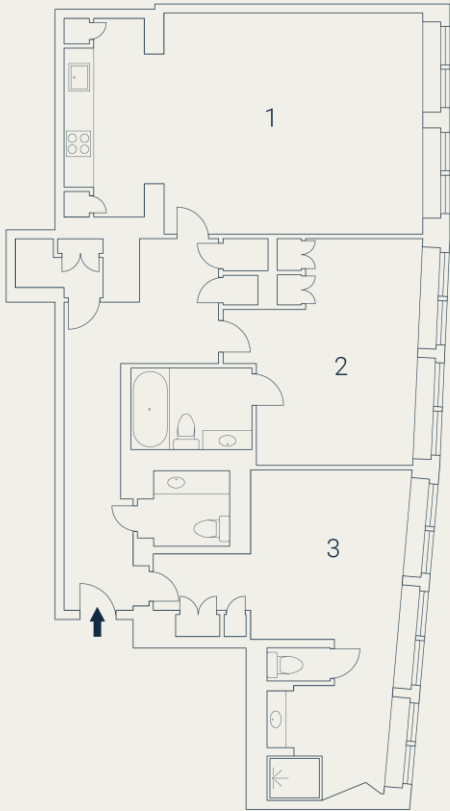
floorplan

Centre Point, WCI

Approximate Gross Internal Area 118 sq m/ 1270 sq ft

Ninth Floor

- 1 Living/  
Dining/  
Kitchen  
8.07 x 4.91M  
26'6" x 16'1"
- 2 Bedroom  
5.13 x 4.34M  
16'10" x 14'3"
- 3 Bedroom  
5.64 x 3.84M  
18'6" x 12'7"



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

what you need to know

- Tenure:Leasehold – 994 years
- Service charge:£28,067.00 per annum (2025)
- Camden Council Tax Band G:£3,042.52 per annum

guide price

£3,500,000 subject to contract



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## 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.



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