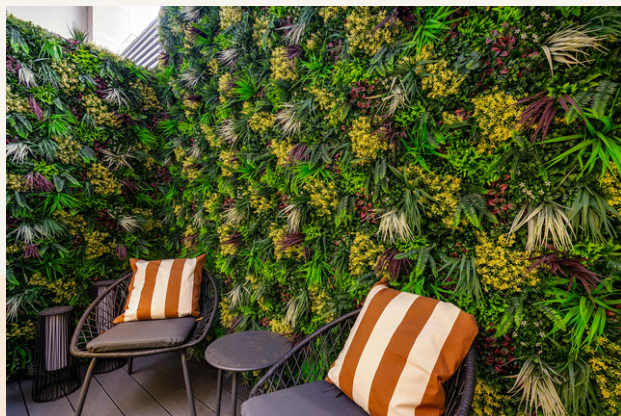


For Sale



People Make Places



Bedfordbury, Covent Garden WC2

2/3 Bedrooms | 1130 sqft

£1,550,000





A modern two bedroom, two bathroom duplex apartment within The Hop House, an award winning residential development on Bedfordbury, a quiet part-pedestrianised street in central Covent Garden, with the flexibility to create a separate dining area, a third bedroom or study, as well as a private terrace.

What you need to know

- Contemporary Duplex Apartment
- Flexible Accommodation
- Two Bedrooms (With Option For Third Bedroom)
- Two Bathrooms
- Modern Open Plan Kitchen
- Private Terrace
- Concierge
- [Leasehold: 980 Years
- Service Charge: £13,000 per annum
- Ground Rent: £0.00



Bedfordbury, Covent Garden WC2



Overview

Completed in 2015 and awarded the Sunday Times British Homes Award for best conversion the same year, The Hop House is a collection of twenty-nine luxury apartments located on the quieter edge of Covent Garden, a short distance from the Piazza and within easy reach of St. Martin's Lane.

This former 1980's post modern office building was completely transformed into a range of one, two and three-bedroom apartments with an extensively re-modelled exterior façade enhancing the Viennese theme of the original design. Named to reflect the hops that were once cultivated in the area, the entire development was designed around a spa theme, offering relaxed, contemporary living amid some of London's most historic and popular streets.

Arranged over the ground and lower ground floors with access to a private terrace, this south facing apartment is currently configured with two bedrooms and a separate dining or study area,



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However, there is an option to create a third bedroom by closing this off via internal concertina doors.

Two generous bedrooms are located on the ground floor, the principal bedroom benefitting from generous storage and a contemporary en-suite bathroom as well as access to the private terrace. The second bedroom is served by a separate family bathroom. On the lower level, a well-proportioned open-plan living/dining/kitchen space flows naturally, currently configured with a cozy snug, but can be closed off to create a third bedroom with a separate door and access to a guest WC.

The entire apartment benefits from neutral contemporary finishes throughout, with a calming colour scheme and warm dark stained timber flooring laid in an attractive herringbone pattern.

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.



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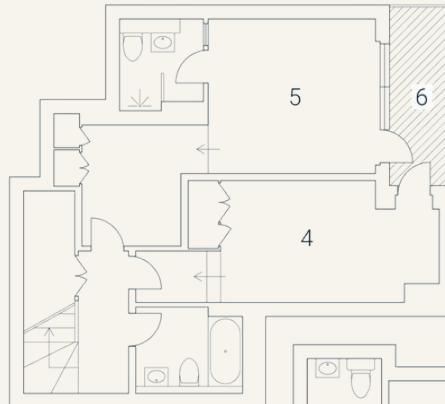
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Hop House, WC2

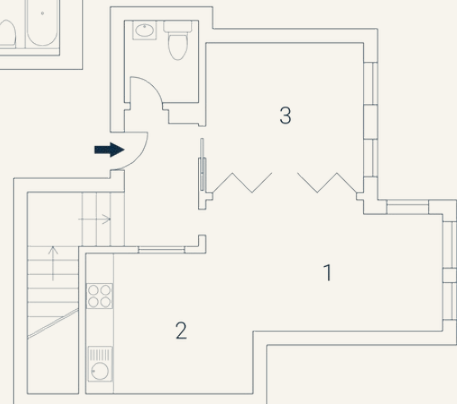
Approximate Gross Internal Area 105 sqm/ 1130 sq ft

Excluding External Patio of 5 sqm/ 54 sq ft

1 Living 6.10 x 2.80M 20' x 9'2"	2 Kitchen/ Dining 3.60 x 3.00M 11'10" x 9'10"	3 Living/ Bedroom 3.40 x 3.20M 11'2" x 10'6"	4 Bedroom 4.70 x 2.60M 15'5" x 8'6"	5 Bedroom 3.60 x 3.30M 11'10" x 10'10"	6 Patio 1.40 x 3.90M 4'7" x 12'10"
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Ground Floor



Lower Ground 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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