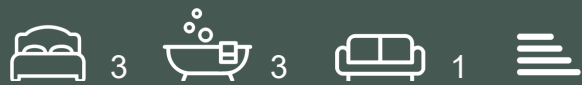




## The Colyer, Covent Garden £8,500



Interior-Designed | Concierge | 1,469 sq ft. | Near Covent Garden Station | Underfloor Heating | Comfort Cooling  
| Triple Glazed Windows | Great Storage | WeChat: CLH-Consultant.



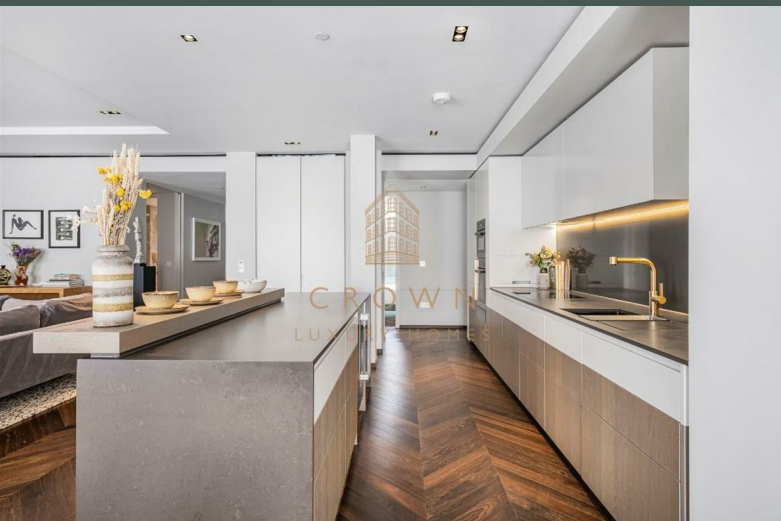
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LUXURY HOMES

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- Concierge
- 2 Mins From Leicester Square Station
  - Interior Designed
  - Comfort Cooling
  - Plenty of Storage

- Prime London Location
- Near Covent Garden
  - Underfloor Heating
  - Triple Glazed Windows
  - Fully Integrated Kitchen



### The Property

A superb three-bedroom property, featuring three bathrooms and excellent dimensions, right in the centre of a much-loved part of the capital. The living area is vibrant and bright, with extensive oak flooring really emphasising the proportions to create a truly remarkable amount of space. This is somewhere to really indulge yourself, whether you're entertaining friends and family or simply taking a quiet night to unwind and rejuvenate.

The kitchen has expansive stone-worktops, modern Miele appliances and an incredible range of timber-veneered units, ensuring there's always plenty of room to express yourself no matter what's on the menu. In the master bedroom, excellent fixtures, a walk-in wardrobe and large en-suite bathroom help create a warm, calm and relaxing environment. The second bedroom also has its own en-suite, whilst the third bedroom is directly opposite another wonderfully rendered bathroom, providing complete privacy.

Underfloor heating and comfort cooling mean this incredible home is always exactly the temperature that suits you best, all year round. Served by a lift, there's also triple glazing on all the windows, extensive storage-space, and one of the bedrooms can always be transformed into a home office.

For us, what makes this property so unique is the attention to detail throughout. All the design elements have been specifically crafted to work together perfectly, creating an overall feel that's highly sophisticated but also charming and serene.

### The Colyer Development

Covent Garden and Soho are, of course, two of the capital's most famous and beloved neighbourhoods, featuring a vast array of high-end shops, cafes, bars and cultural venues. With so much to explore and experience right on its doorstep, The Colyer remains, as ever, a quiet, peaceful retreat.

Featuring a day-time concierge service and situated only two minutes from Leicester Square Station, this premier London location has really earned its reputation as an outstanding place to live.

### Additional Information

Council: Westminster, Band G

Heating/Hot Water provider: Servus (please note fees and charges will apply)

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 6 Weeks' Rent

Local Council: Westminster City  
Council Tax Band: G

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                    |         |                         |
|---------------------------------------------|---------|------------------------------------------------|--------------------|---------|-------------------------|
|                                             | Current | Potential                                      |                    | Current | Potential               |
| Very energy efficient - lower running costs |         |                                                |                    |         |                         |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b> |         |                         |
| (81-91) <b>B</b>                            |         | 86                                             | (81-91) <b>B</b>   |         |                         |
| (69-80) <b>C</b>                            |         | 86                                             | (69-80) <b>C</b>   |         |                         |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>   |         |                         |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>   |         |                         |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>   |         |                         |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>    |         |                         |
| Not energy efficient - higher running costs |         |                                                |                    |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales    |         | EU Directive 2002/91/EC |

