

**For Rent**



**People Make Places**



**New Row, Covent Garden WC2**

2 bedrooms | 710 sq ft

£795 pw



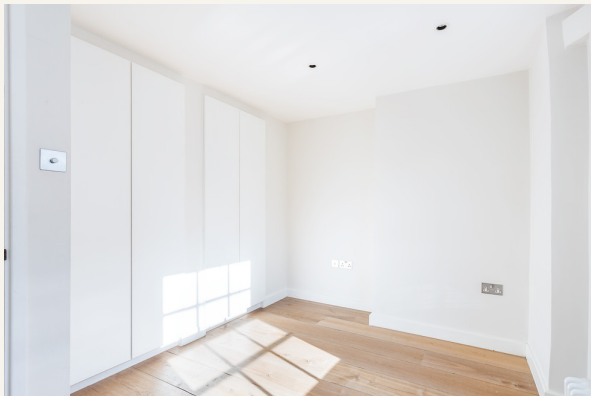


A beautiful duplex two-bedroom flat on the 3rd and 4th floors on charming New Row, Covent Garden. Bedrooms and bathroom on the lower level, with an open-plan kitchen/reception above. Modern throughout with secondary glazing. Available July, unfurnished.

#### What you need to know

- Two bedrooms
- One bathroom
- 3rd and 4th floor, walk-up
- Wooden flooring throughout
- Secondary glazing
- Unfurnished
- Modern finish
- Duplex apartment
- Available early July
- Close to Covent Garden and Leicester Square tubes





### Overview

Set on charming New Row in the heart of Covent Garden, this beautifully presented duplex apartment spans the third and fourth floors of a period building. Offering a contemporary finish throughout, the property features two well-proportioned bedrooms and a modern bathroom on the lower level, while the upper floor opens into a bright reception space seamlessly connected to a sleek, open-plan kitchen, ideal for both relaxing and entertaining. Secondary glazing is fitted for tenant comfort.

New Row lies just west of the Piazza. While much of central London is easily accessible on foot, commuters have several transport options within reach. Positioned between Covent Garden (Piccadilly Line) and Leicester Square (Piccadilly and Northern Lines) Underground Stations, and a short walk to Charing Cross for mainline services to London Bridge, connecting to Canary Wharf and travel out of London.

The apartment is available from early July on an unfurnished basis. Subject to contract and satisfactory references. Westminster Council tax band: F.



# People Make Places

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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**.

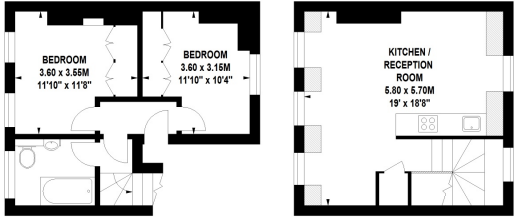
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	44 E	54 E
21-38	<b>F</b>		
1-20	<b>G</b>		

**New Row, WC2**  
Approximate Gross Internal Area 66 sq m / 710 sq ft

Under 1.5m head height



**Third Floor**                      **Fourth Floor**

Floor Plan produced for Tavistock Bow by Mays Floorplans © Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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