

104 Floral Court

Floral Street | Covent Garden WC2



| *tavistockbow*

This wonderfully proportioned split-level apartment is situated on the first floor of Floral Court, a thoroughly modern development situated around a newly created courtyard between Floral Street and King Street in the very heart of Covent Garden.









A grand reception lobby with concierge welcomes both residents & guests.

The opulent foyer echoes the feel of a luxury boutique hotel, with contemporary furnishings set against a backdrop of original ornate plasterwork and panelling dating from 1717.

This slice of grand period architecture was once the headquarters of the London Fire Brigade, now seamlessly incorporated into a thoroughly contemporary development.







Voluminous communal areas decorated in warm tones and accentuated with natural materials continue the sense of opulence & luxury, with each apartment accessed via beautifully crafted oversized black lacquer doors.



Developed in collaboration with architects KPF and completed in 2019, Floral Court was built around a newly created courtyard, rejuvenating a once quiet corner the Covent Garden Estate, and the final and indeed largest residential scheme of Capco's ambitious and highly successful regeneration of Covent Garden.

31 luxury apartments of impeccable quality were developed, selling in record time and creating genuine alternative to other Prime Central London developments, putting Covent Garden on the map as a neighbourhood for discerning residents to call home.





Features

- First Floor Split-Level Apartment
- Two Bedrooms
- Generous Open Plan Living Space
- Exceptional Private Terrace
- Principal Bedroom with En-Suite Bathroom & Dressing Area
- Further Guest Bedroom & Bathroom
- Modern Specification Throughout
- Covent Garden's Most Sought After Building
- Concierge, 24 Hour Security, Resident's Lounge & Cinema





The apartment features generous ceiling heights and handsome oiled oak floors flowing throughout the apartment to compliment the other finely crafted natural materials, bespoke joinery and high-quality contemporary finishes.



The kitchen features a breakfast bar crafted from fine Italian marble with contrasting composite worktops, complemented by myriad high spec appliances from Miele.

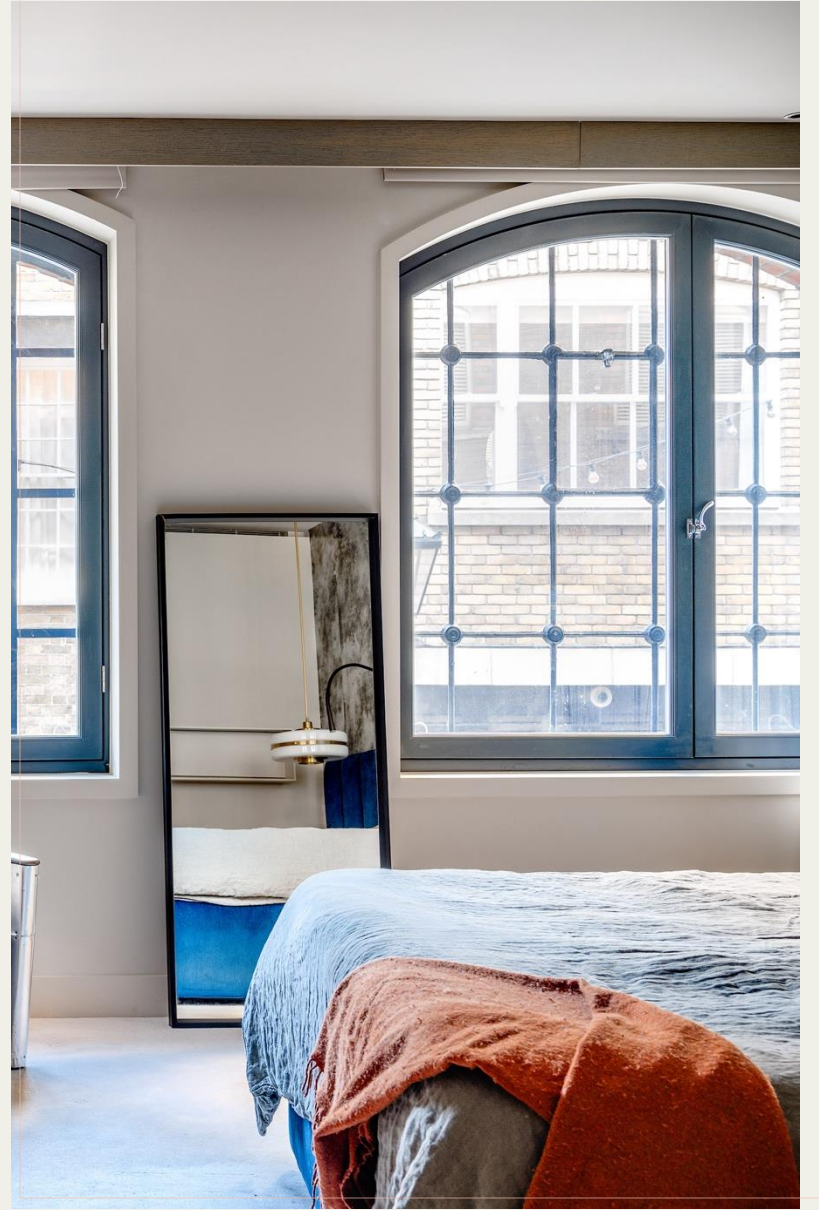
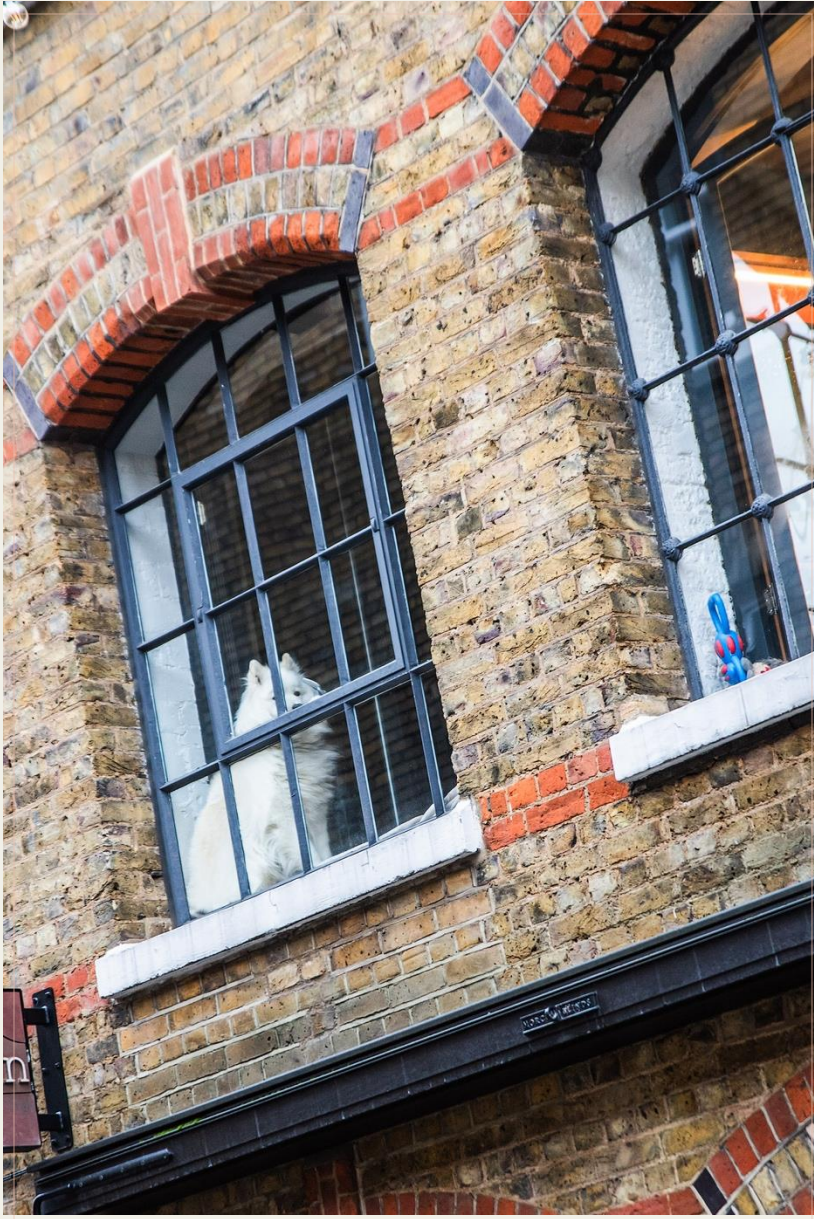




The open plan living space provides a sense of connection to the outside with Crittall style French doors opening onto the generous private terrace to the rear. Period curved warehouse windows on the front elevation overlook the historic cobbles of Floral Street.









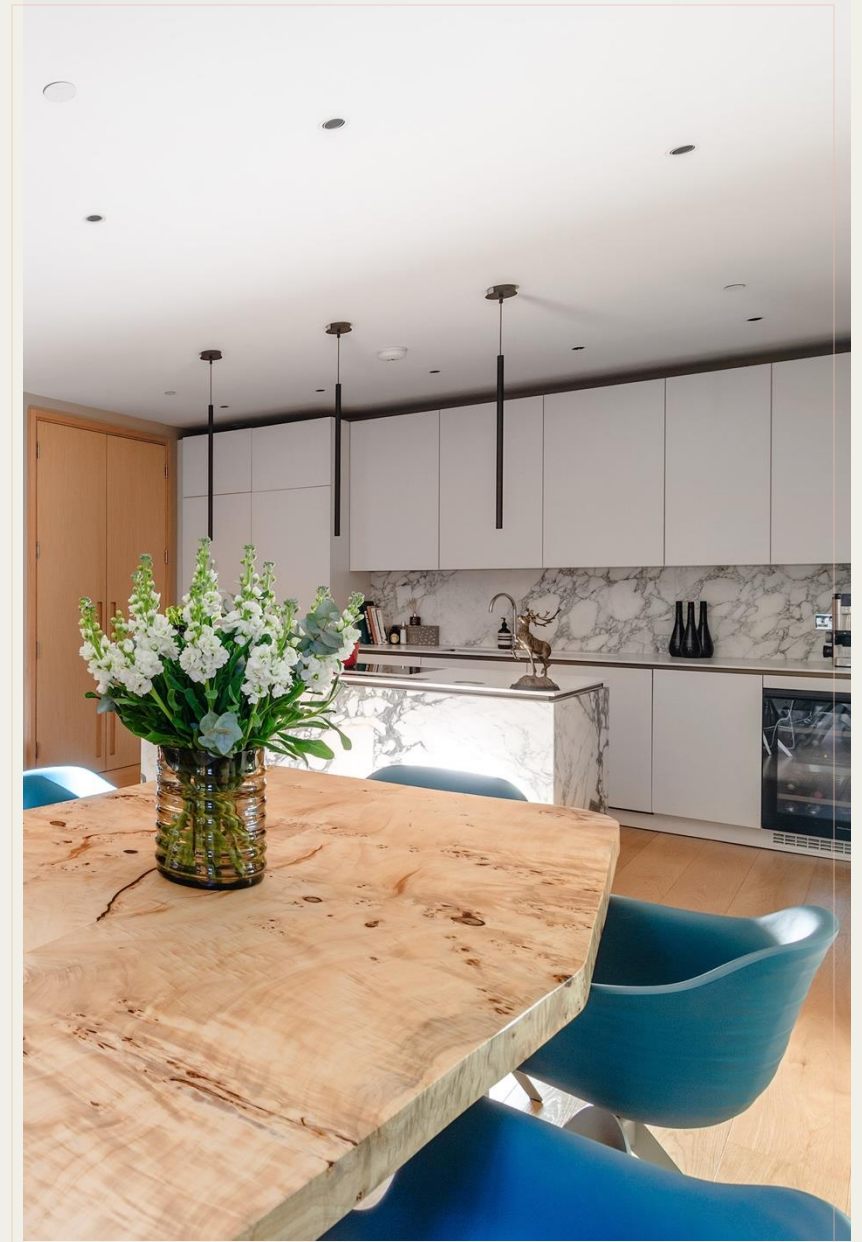












The apartment is thoughtfully decorated throughout in a contemporary colour palette mixing both neutral and bold tones, complimenting and contrasting with the many hand-picked natural finishes and array of high-quality materials, all fitted with exceptional craftsmanship and attention to detail.









The principal bedroom overlooks Floral Street and features a separate dressing area with hand crafted bespoke wardrobes.











Bathrooms are all finished in a classic contemporary style, with a mix of high-quality fittings and natural finishes including hand selected Italian Blanco marble and bespoke joinery in natural oiled oak.





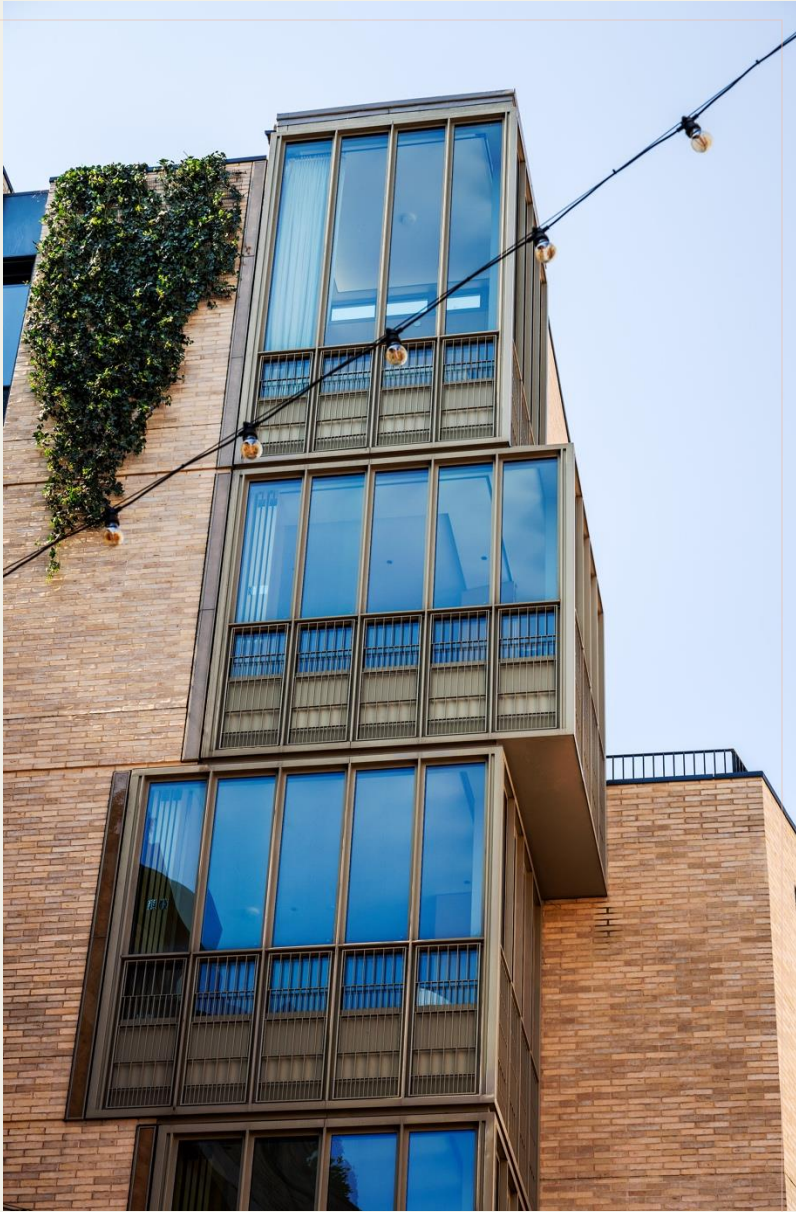
A further bedroom is currently arranged as a study featuring bespoke joinery and a built-in bed-deck/day bed plus oak-fronted built-in wardrobes.





There is a further generous shower room finished in neutral stone tiles.





To create the building's iconic stacked shaping, architects KPF took their inspiration from Covent Garden's original market porter's stacked baskets.

The beautiful period entrance lobby dating from 1717 has been meticulously refurbished with respect for the past, seamlessly incorporated into this truly 21st Century scheme.

There is an extensive and well-appointed private lounge area, along with a separate cinema room, exclusively for the use of Floral Court residents and available to book via the Concierge.







Floral Court provides a tranquil oasis between King Street and cobbled Floral Street, with fantastic al-fresco dining at Petersham Nurseries' La Goccia and The Petersham.

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.

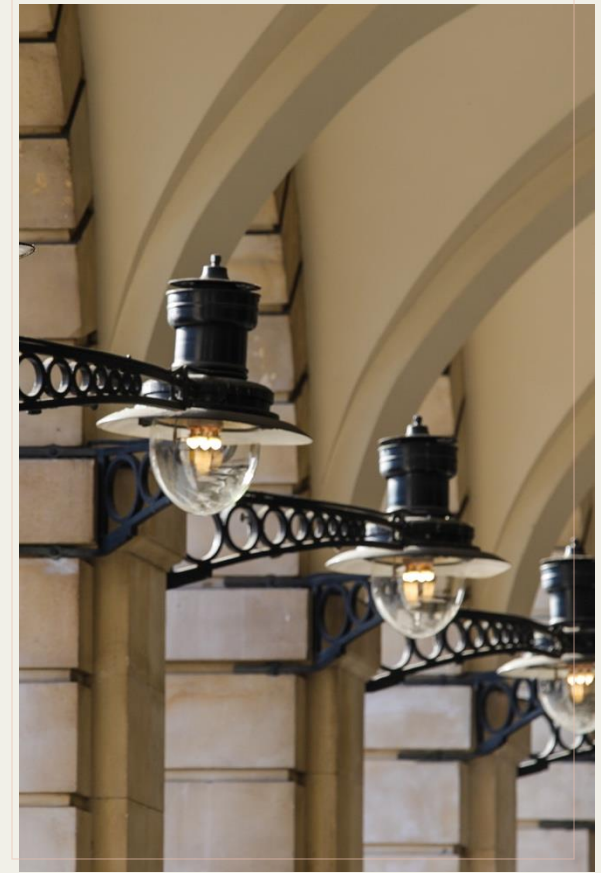
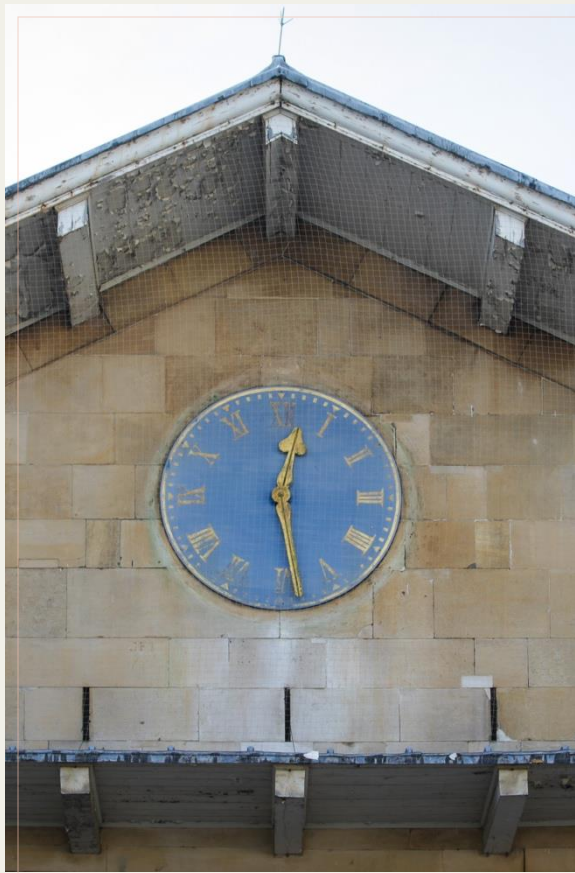
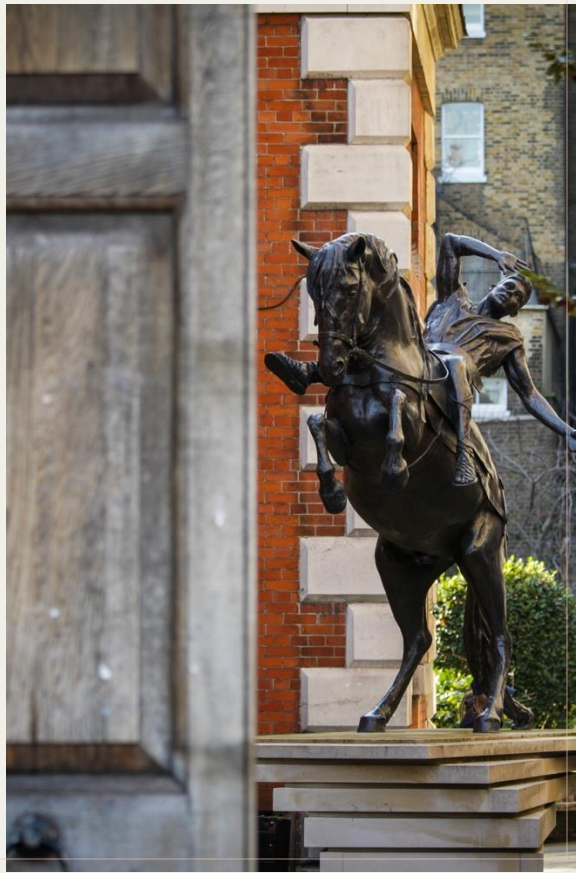
The Royal Opera House dominates the piazza with world renowned residents the Royal Ballet & Royal Opera, plus many of the world's most popular stage shows can be found at the numerous theatres within a few minutes walk.

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 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.









Neighbourhood Guide





floorplan

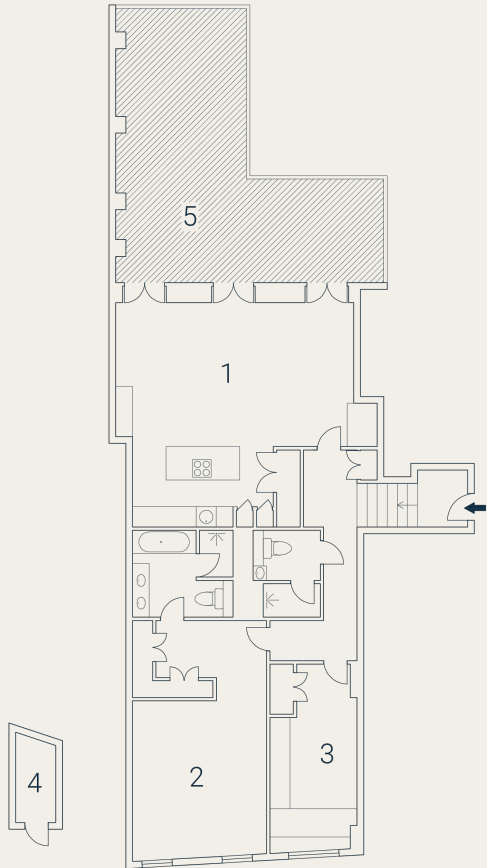
Floral Court, WC2

Approximate Gross Internal Area 120 sqm/ 1292 sq ft

Excluding External Terrace of 44 sqm/ 474 sq ft

First Floor

1 Living/ Dining/ Kitchen 7.31 x 7.21M 24' x 23'8"	2 Bedroom 7.15 x 3.94M 23'5" x 12'11"	3 Bedroom 5.76 x 2.61M 18'11" x 8'7"	4 Underground Storage 2.65 x 1.20M 8'8" x 3'11"	5 Terrace 8.18 x 7.98M 26'10" x 26'2"
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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		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

terms

- Leasehold | approx. 994 years remaining
- Service Charge | £TBC
- Ground Rent | £0.00

guide price

£3,450,000 subject to contract



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about us

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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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