



Seven Dials Court

3 Shorts Gardens, WC2H

Asking Price £800,000

Presented in stunning condition throughout, the apartment combines modern comfort with an unrivalled West End location. The bright living space enjoys views towards the famous Monmouth Street, one of Seven Dials' most iconic and characterful streets, renowned for its independent boutiques, cafés and designer brands.

Seven Dials is one of Central London's most distinctive neighbourhoods, where cobbled streets, historic architecture and contemporary culture blend seamlessly. Originally developed in the 1690s, the area has evolved into a thriving village atmosphere within London's world-famous West End.

Residents enjoy immediate access to an exceptional selection of independent boutiques, award-winning restaurants, artisan coffee shops, luxury retail, world-class theatres and the acclaimed Seven Dials Market. Covent Garden Piazza, Soho, Leicester Square and the City are all within easy walking distance.

CHESTERTONS



Seven Dials Court

3 Shorts Gardens, WC2H

- One double bedroom
- Long lease
- Secure gated development
- Access to communal courtyard
- Immaculate, move-in ready condition
- Prime Covent Garden / Seven Dials location
- Moments from theatres, restaurants, shopping and transport links (Tottenham court Road Station & Covent Garden Station within 5 minutes walking distance)



Perfect as a London pied-à-terre, first home, corporate residence or investment property, this apartment offers a rare combination of security, style, long leasehold ownership and an internationally recognised Central London address.

A turnkey home in one of London's most prestigious and walkable locations.

Tenure: Leasehold 171 years 8 months

Service Charge: £2,680

Ground Rent: £0

Local Authority: Camden

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

London

WC2H 8JF

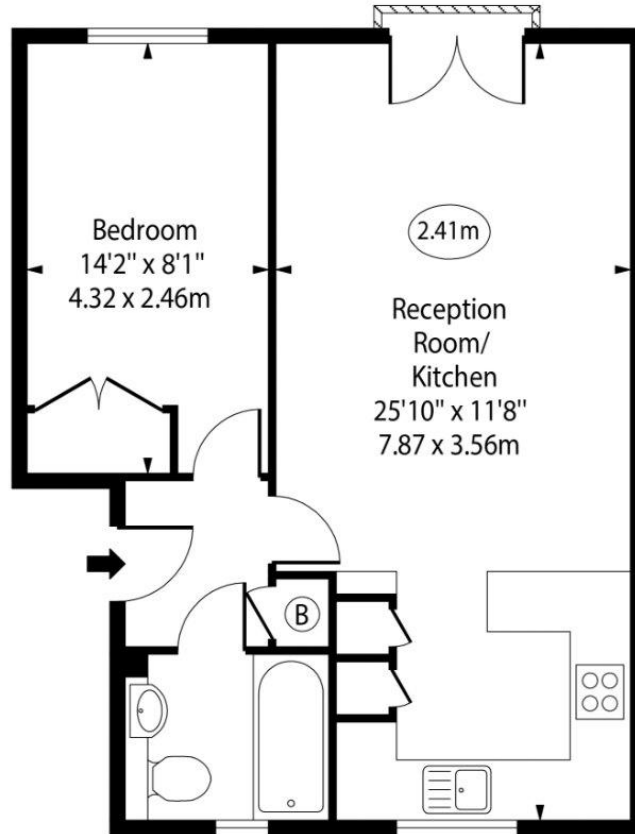
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Seven Dials Court, Shorts Gardens

○ - Ceiling Height



Second Floor

Approx Gross Internal Area 478 Sq Ft - 40.41 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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