



Computer Generated Image

Broad Court

London, WC2B

Asking Price £1,400,000

An exceptional two-bedroom lower ground floor apartment for sale in the heart of Covent Garden. This exceptional, bright two bedroom apartment offers a generous 1,100 sq. ft. of accommodation and is situated in an impressive Edwardian Grade II Listed mansion block, just moments away from the Covent Garden Piazza.

CHESTERTONS



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The property boasts a spacious, open plan kitchen/dining room, two double bedrooms and a large bathroom. The interiors are beautifully finished throughout, and the apartment also features a 255 sq. ft. private patio, providing rare outdoor space in central London. The property is located on a quiet, pedestrianised street which offers peace and tranquillity in the bustling heart of the city.



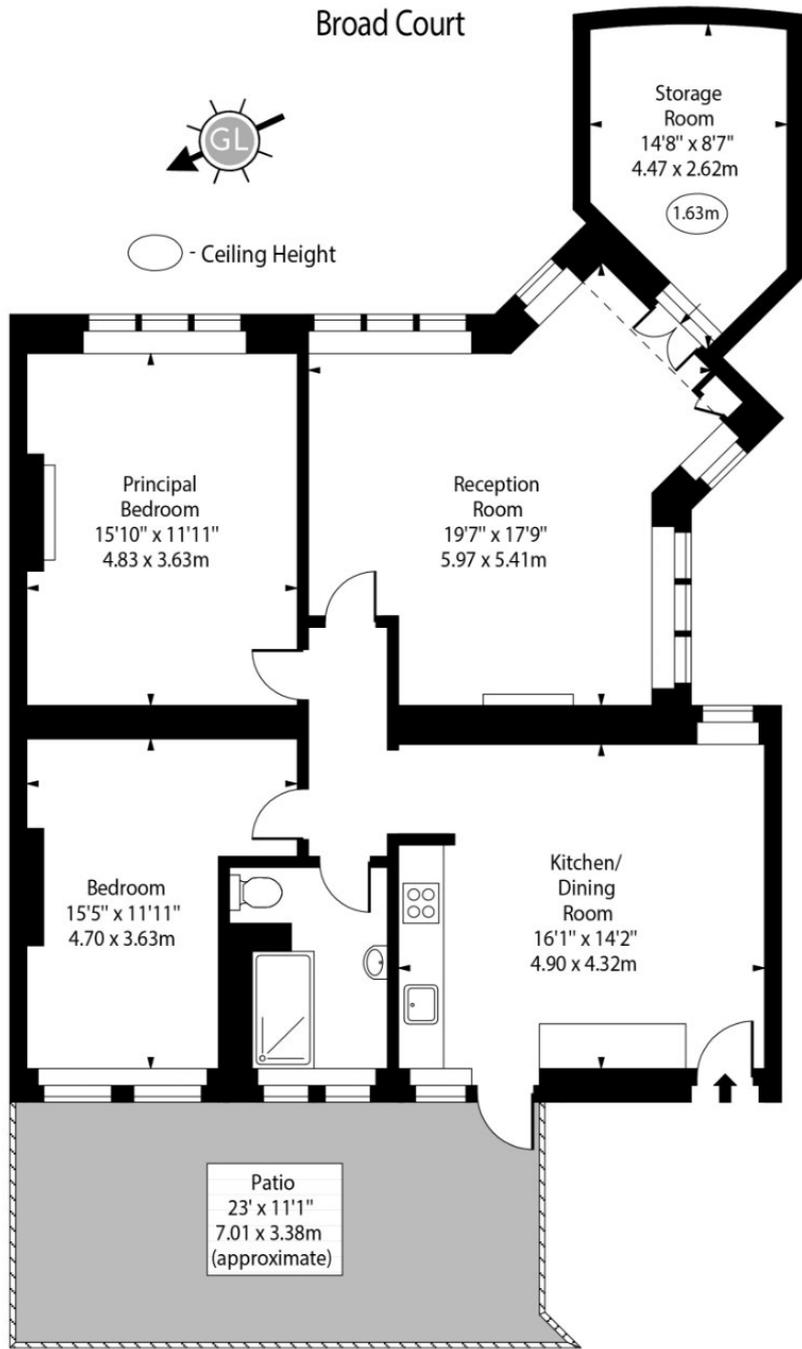
Broad Court is a highly sought-after period building in a prime location in the heart of Covent Garden, just moments from a wide variety of amenities, including shops and restaurants. It is ideally located for the delights of the West End, within close proximity, to the popular Covent Garden Piazza, the Opera Quarter, Trafalgar Square, the Strand and the River Thames. The most prestigious shopping streets, fantastic theatres, galleries, world-renowned restaurants, hotels, universities and cultural landmarks are in walking distance. The nearest underground stations are Covent Garden, Holborn, Leicester Square, Charing Cross, and Embankment.

Tenure: Leasehold 979 years 9 months
Service Charge: £7,000 per year
Ground Rent: £100 per year
Local Authority: Westminster
Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Covent Garden Sales

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Lower Ground Floor

Approx Gross Internal Area 1100 Sq Ft - 102.19 Sq M
(Including Storage Room)

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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