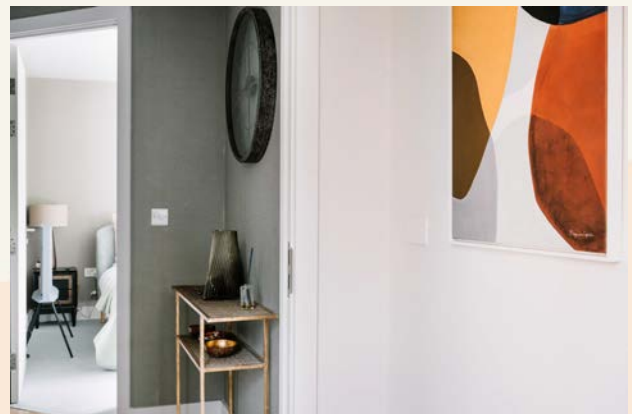
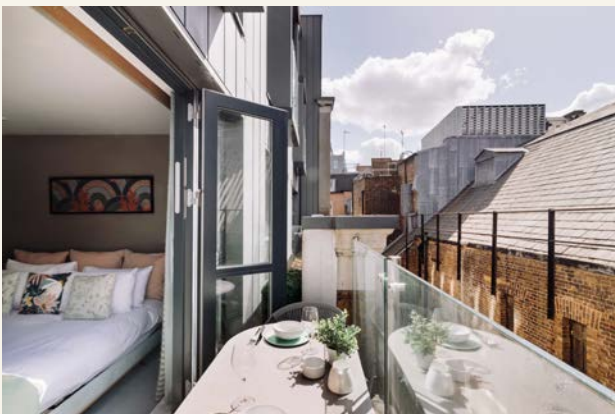


For Sale



People Make Places



The Piazza Residences, Covent Garden WC2

2 bedrooms | 936 sq ft

£1,475,000

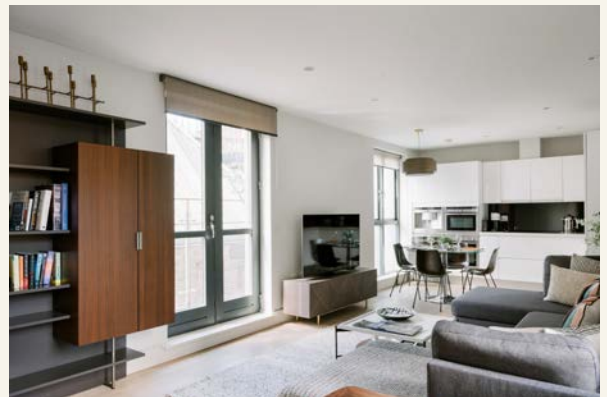


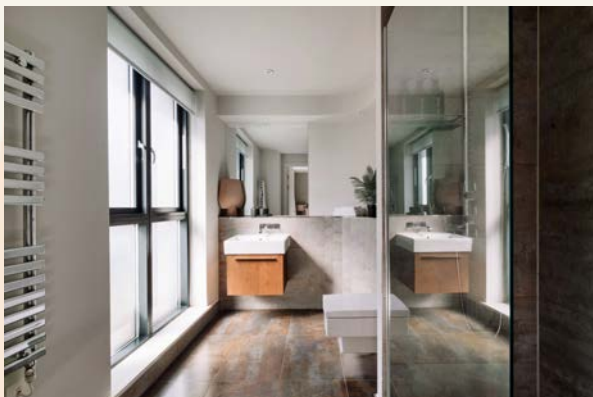


Set on the third floor of The Piazza Residences, this lateral two-bedroom, two-bathroom apartment offers 935 sq ft of well-balanced living space, plus an expansive private balcony, lift access and daytime concierge, quietly positioned between Covent Garden's Piazza and The Strand.

What you need to know

- Two Bedroom Apartment
- Two Bathrooms
- 936 sqft of Lateral Space
- Third Floor (with lift)
- Daytime Concierge
- Expansive Private Balcony
- Modern Specification
- Leasehold: 986 Years Remaining
- Service Charge: £6000 per annum
- Ground Rent: N/A





Overview

With a smartly arranged layout, contemporary finishes and a location particularly well suited to those looking for a central London home that feels tucked away rather than exposed to the pace of the West End, Bull Inn Court is one of those discreet addresses many Londoners pass without fully noticing, which is part of its appeal.

Positioned between the Strand and Maiden Lane, only a few seconds from the Piazza itself, The Piazza Residences combine modern apartment living with the character of one of the neighbourhood's most historic passages. This boutique scheme was originally developed in 2012, creating loft-style apartments behind a restored Grade II listed brick façade, with contemporary interiors in contrast to the more traditional semi-industrial outward appearance.

The primary living space is open-plan, providing ample room to relax or entertain without feeling compromised, while both bedroom suites are comfortable doubles with ample built-in storage and either en-suite shower or bathroom.





A separate guest WC is accessed from the hallway, with a generous balcony running the full length of the apartment and accessed from both the principal bedroom and main living area.

The overall finish is clean and understated, and the combination of lift access, security and daytime concierge gives the building a welcome sense of convenience in such a central setting.

The Neighbourhood | Covent Garden

One of London's most iconic and recognisable destinations, perhaps from the outsider's perspective nothing more than a hub for tourists, shoppers, theatre-goers or opera aficionados, but scratch the surface and there is so much more to discover about this thriving community. Whilst Covent Garden's storied past is well documented, the modern evolution is a globally recognised area renowned for its shops, theatres, restaurants and of course the iconic Piazza & Royal Opera House.





But at the same time, through careful curation and thoughtful redevelopment of some wonderful historic buildings, as well as a number of thoroughly modern developments, Covent Garden has returned to its roots as a desirable residential area.

Covent Garden residents have access to some of the capital's finest restaurants and retailers, not to mention world class cultural attractions in the form of the Royal Opera House and numerous theatres, museums and galleries. Educational powerhouses The London School of Economics, King's College and University of London all have major campuses nearby, making the neighbourhood an ideal home for culture vultures and students alike.

Tiring of the Covent Garden lifestyle is pretty much impossible, there's just so much to do! But if you feel the need to spread your wings, Soho, Mayfair, the City of London and the South Bank are all within easy reach, not to mention numerous transport options including Tube, The Elizabeth Line, Mainline Rail and River Boat services from nearby Embankment Pier, making the area one of the most well connected neighbourhoods in the capital.



The Piazza Residences, Covent Garden WC2

People Make Places

London is a collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

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**.

MISINTERPRETATION ACT [COPYRIGHT] DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) of this property whose agents they are, given notice that: 1. These particulars do not constitute, not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Tavistock Bow Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989, Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentation Act 1991, These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Follow us:     @tavistockbow

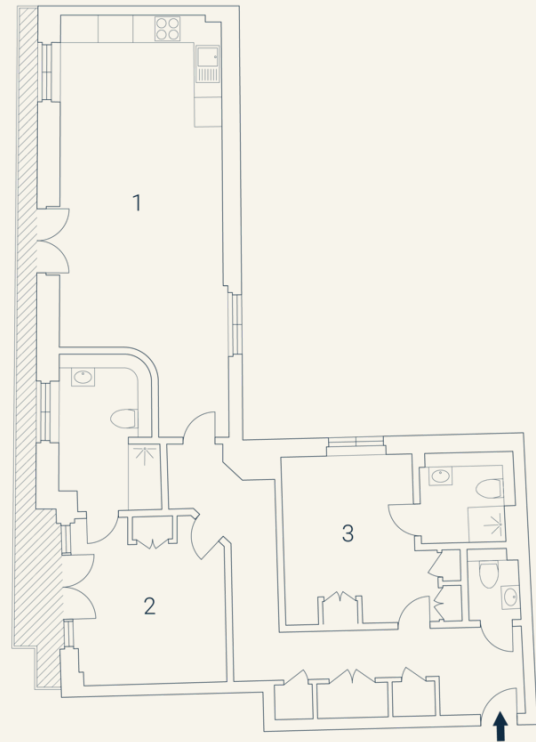
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bull Inn Court, WC2

Approximate Gross Internal Area 87 sqm/ 936 sq ft

Third Floor

1 Living/ Dining/ Kitchen	2 Bedroom 3.66 x 3.23M 12' x 10'7"	3 Bedroom 3.86 x 3.68M 12'8" x 12'1"
9.36 x 3.62M 30'9" x 11'11"		



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

tavistockbow

21 New Row, Covent Garden,
London, WC2N 4LE

t: 020 7477 2177
e: hello@tavistockbow.com
w: tavistockbow.com



The Piazza Residences, Covent Garden WC2