

**To Let**



## People Make Places



**Neal Street, Seven Dials WC2**

2 Bedrooms | 1615 sq ft

**£1,700 Weekly**





Split over four floors, this stunning two-bedroom maisonette has a townhouse feel and has been finished to an exceptional standard. There are two private terraces, two reception rooms and a separate study. Both bedrooms benefit from ensuite facilities. Available early August, unfurnished.

#### What you need to know

- Two double bedrooms
- Two bathrooms
- Over 4 floors
- Guest WC
- Two terraces
- Unfurnished
- Separate study
- Two reception rooms
- Available early August
- Close to Covent Garden tube



**Neal Street, Seven Dials WC2**



### Overview

Spread over four floors in a grand period building, this two bedroom maisonette apartment occupies a prime Seven Dials location in the heart of Covent Garden. Each of the bedrooms occupies its own floor, on the first and second floors, with ensuite facilities and useful storage. The first floor provides access to a private terrace, while a guest cloakroom is accessible from the second floor. A reception room and study occupy the third floor, while a large open-plan living space is positioned on the upper floor, featuring a smart grey kitchen and ceiling windows allowing light to flood in. Large doors can be folded to open the living space to the terrace area, while statement lighting, original fireplaces and modern flooring complete the look.





Neal Street is in the heart of Seven Dials, a network of streets lined with independent and global boutiques, restaurants, and the much-loved Seven Dials Food Market, which is a magnet for foodies. Underground services can be reached via Covent Garden (Piccadilly Line) and Tottenham Court Road (Central, Northern and Elizabeth Lines) for travel within London, including the City and as far as Heathrow. Soho, Bloomsbury, Fitzrovia and Mayfair are easily reached on foot.

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



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# 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**.

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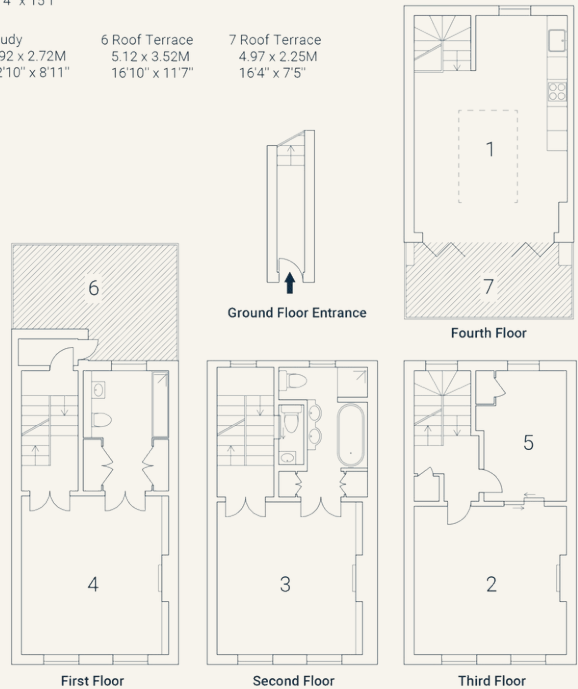
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

### Neal Street, WC2

Approximate Gross Internal Area 150 sqm/ 1615 sq ft  
Excluding External Roof Terraces of 26 sqm/ 280 sq ft

1 Living/ Dining/ Kitchen 6.51 x 4.59M 21'4" x 15'1"	2 Living 4.50 x 4.45M 14'9" x 14'7"	3 Bedroom 4.58 x 4.36M 15' x 14'4"	4 Bedroom 4.76 x 4.41M 15'7" x 14'6"
5 Study 3.92 x 2.72M 12'10" x 8'11"	6 Roof Terrace 5.12 x 3.52M 16'10" x 11'7"	7 Roof Terrace 4.97 x 2.25M 16'4" x 7'5"	



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

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