



## Macklin Street Covent Garden, WC2B

Offers in excess of £1,200,000

### **A rare and remarkably private retreat in the heart of central London**

Tucked away on one of Covent Garden's most discreet and characterful side streets, this property is a genuinely exceptional find — a split-level, two-bedroom, two-bathroom apartment that manages to feel like a world apart from the vibrant city on its doorstep. Exceptionally quiet, thoroughly private and very securely positioned, this is a home that offers something increasingly hard to come by in Covent Garden: genuine peace of mind and tranquillity, without any compromise on location.

Arranged across the ground and lower ground floors and extending to approximately 1,100 sq ft of beautifully considered internal space, the flat combines the architectural character of its period setting with the ease of contemporary living. A generous, light-filled living and dining room forms the heart of the home, opening directly onto a large, private patio — a truly rare outdoor space for this postcode, and ideal for entertaining or simply unwinding in seclusion.

The separate eat-in kitchen is both practical and sociable, offering ample space for cooking and casual dining alike. Both bedrooms are well-proportioned with generous storage, and are served by two modern bathrooms — a configuration that suits both permanent residence and professional pied-à-terre use.

**CHESTERTONS**



## Macklin Street

### Covent Garden, WC2B

- Two bedrooms, Two bathrooms
- Separate eat-in kitchen
- Large private patio
- Share of freehold — approx. 95 years remaining, extendable with other leaseholders' agreement
- Split level — ground and lower ground floor
- Approx. 1,100 sq ft internal space
- Entitled to resident on-street parking permit
- Exceptionally quiet, private and secure



The property is sold with a share of freehold, with approximately 95 years remaining on the lease, extendable by agreement with the other leaseholders. Residents are entitled to apply for an on-street parking permit within the Camden Borough scheme — a considerable practical advantage for a property of this central location.

Macklin Street sits at the meeting point of Covent Garden, Holborn and the Seven Dials quarter — a genuinely special pocket of central London that balances the energy of the West End with a quiet, almost village-like intimacy. The world-famous Covent Garden Piazza, the boutiques and restaurants of Seven Dials and the cultural draw of the Strand are all within a short stroll.

Transport connections are outstanding: Holborn (Central & Piccadilly lines) and Covent Garden (Piccadilly line) are each within 0.3 miles; Leicester Square and Embankment are similarly accessible. Tottenham Court Road and the Elizabeth line, offering direct access to Heathrow in under 40 minutes, are within 0.6 miles.

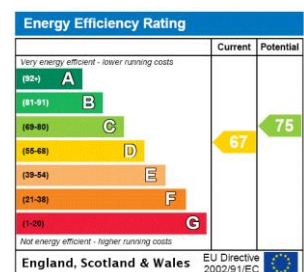
**Tenure:** Share of Freehold, 94 years 6 months

**Service Charge:** £2,250 per year

**Ground Rent:** £100 per year

**Local Authority:** London Borough Of Camden

**Council Tax Band:** F



### *Chestertons Covent Garden Sales*

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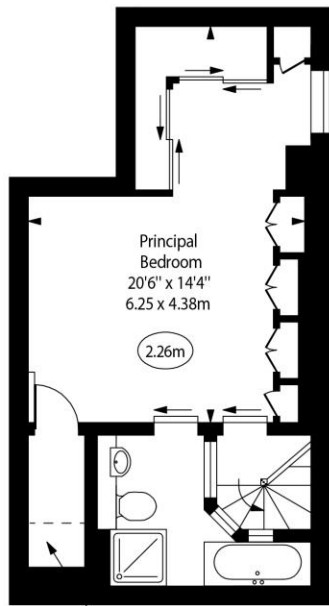
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Macklin Street

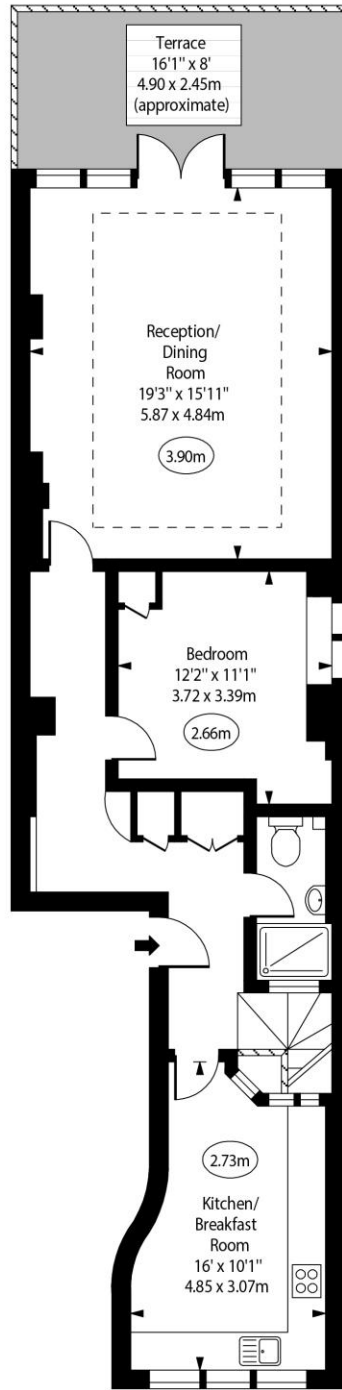


○ - Ceiling Height



Restricted Height Area

Lower Ground Floor



Ground Floor

Approx Gross Internal Area

1170 Sq Ft - 108.69 Sq M

Approx. Floor Area Including Restricted Heights

1180 Sq Ft - 109.62 Sq M

For Illustration Purposes Only - Not To Scale

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