

**To Let**



## People Make Places



**William IV Street, Covent Garden WC2**

Studio | 328 sq ft

£595 per week





Featuring a large private roof terrace, this studio apartment is moments from Trafalgar Square and a plethora of transport options. On the third floor, walk-up, of a period building, the studio offers open-plan living and has a stylish bathroom. Available early September, unfurnished.

#### What you need to know

- Studio
- Private roof terrace
- Open plan kitchen/reception
- Third floor, walk-up
- Unfurnished
- Contemporary finish
- Useful fitted storage
- Available early September
- Modern bathroom
- Close to Charing Cross & Leicester Square station



**William IV Street, Covent Garden WC2**



## Overview

Flooded in natural light, this studio apartment is on the third floor, walk-up, of a period building near Trafalgar Square and a short walk to Covent Garden's Piazza. Finished to a high standard, this property comprises a spacious studio space with stairs leading up to a large, private, enclosed roof terrace. There is a modern open-plan fully fitted kitchen, ample living space with built-in storage, and a good-sized bathroom with a shower over the bath.

There are several transport routes within a short walk of William IV Street. Underground (Bakerloo and Northern Line) services are located at Charing Cross in addition to mainline services out of London, while several bus routes run along the Strand and nearby Charing Cross Road. Covent Garden's world-famous Piazza, home to independent and global retail and restaurant brands, is also a few minutes' walk away.

The apartment is available from early September on an unfurnished basis. Subject to contract and satisfactory references. Westminster Council tax band: G.



# 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, nor 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

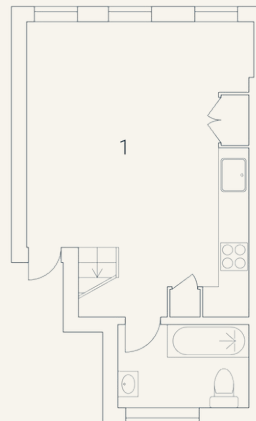
## William IV Street, WC2

Approximate Gross Internal Area 30.5 sqm/ 328 sq ft

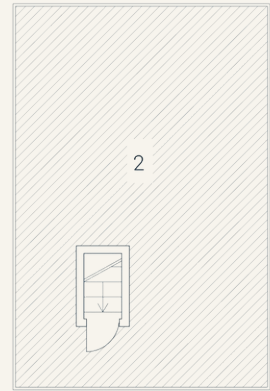
Excluding External Roof Terrace of 38 sqm/ 409 sq ft

1 Living/  
Dining/ Kitchen 5.85 x 4.50M  
19'2" x 14'9"

2 Roof Terrace 7.55 x 4.99M  
24'9" x 16'4"



Third Floor



Fourth Floor

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



**William IV Street, Covent Garden WC2**