

*tavistockbow*

**For Sale**



## People Make Places



**King Street, Covent Garden WC2**

1 bedroom | 394 sq ft

**£795,000**





A bright one bedroom lateral apartment situated on the second floor of this handsome period building on King Street, overlooking St. Paul's Church Gardens, one of Covent Garden's most sought after views. The apartment is south facing with an open aspect, benefitting from great natural light.

#### What you need to know

- One Bedroom Apartment
- Second Floor
- South Facing
- Views Over St. Paul's Church Gardens
- Prime Covent Garden Location
- Good Condition
- Open Plan Reception/Kitchen
- Share of Freehold
- Service Charge: £3645.64 per annum
- Ground Rent: £140 per annum





### Overview

As one of Covent Garden's earliest and most historic streets, King Street formed part of the seventeenth-century development of the Covent Garden estate, itself laid out from the 1630s as part of the wider estate of the Duke of Bedford. King Street is documented as an early commercial address with shops recorded by 1667 and a coffee house by 1691.

10–12 King Street was developed around 2004 with a modern residential scheme created behind the original period facade dating from circa 1874. To the rear, apartments enjoy an outlook over one of the neighbourhood's most atmospheric open spaces, the gardens of St Paul's Church, designed by Inigo Jones and affectionately known as The Actor's Church, part of the earliest planned fabric of Covent Garden.

Today, it remains a rare pocket of greenery in the heart of the West End, a remarkably tranquil setting, pairing centuries of Covent Garden history with an unexpected sense of enclosure and calm.



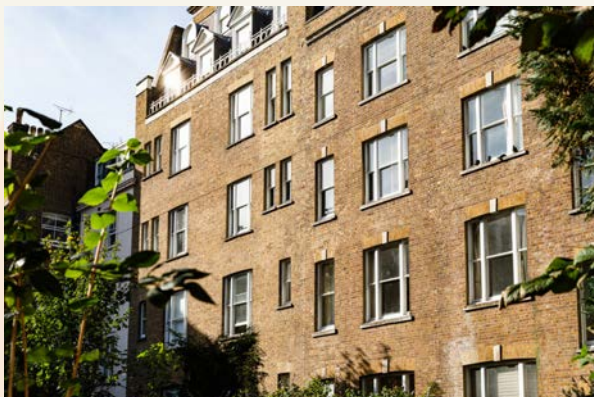


Modern day King Street is one of Covent Garden's most sought after addresses, being one of the part-pedestrianised streets that serve the Piazza. The ongoing transformation in recent years sees the street lined with a number of fashion boutiques, luxury retailers, top eateries and more recently the addition of Floral Court. Nearby favourites include Clos Maggiore, Oystermen, Cora Pearl, The Henrietta's Henri, Ave Mario and The Ivy Market Grill.

Whilst Covent Garden's storied past is well documented, the modern evolution is a globally recognised area renowned for its world class shops, theatres, restaurants and of course the iconic Piazza & Royal Opera House.

Through careful curation and thoughtful redevelopment of some wonderful historic buildings, as well as the addition of a number of thoroughly modern developments, Covent Garden has returned to its roots as a desirable residential neighbourhood to rival the best addresses in London, with a genuine community feel amongst its residents.





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.

Soho, Mayfair, the City of London and the South Bank are all within easy reach, not to mention numerous transport options including the Tube, Elizabeth Line, mainline rail services and river boat services from nearby Embankment Pier, making the area one of the most well connected neighbourhoods in the capital.



# 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

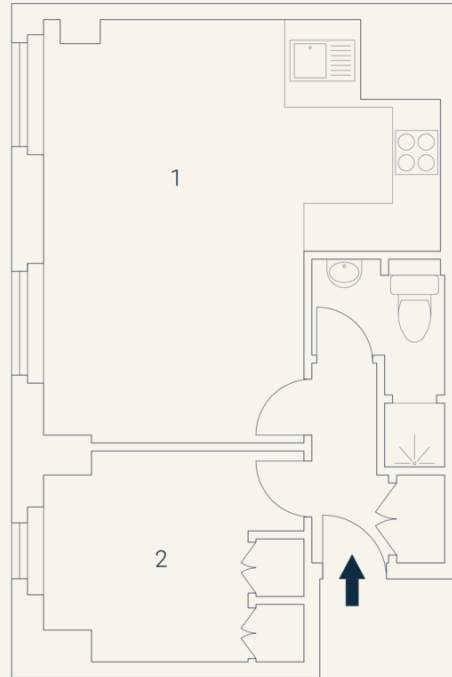
## King Street, WC2

Approximate Gross Internal Area 37 sqm/ 394 sq ft

### Second Floor

1 Living/  
Dining/  
Kitchen  
5.30 x 4.95M  
17'5" x 16'3"

2 Bedroom  
3.26 x 2.64M  
10'8" x 8'8"



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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