



People Make Places



Bedford Court, Covent Garden WC2

3 Bedrooms | 1097 sqft

£1,825,000





A beautifully presented three bedroom apartment offering almost 1100 sqft of flexible living space within a discreet contemporary development of just six apartments, quietly tucked between Bedfordbury and Bedford Street in Covent Garden, featuring direct lift access and a rare, secure parking space.

What you need to know

- Three Bed, Two Bath Lateral Apartment
- Second Floor With Direct Lift Access
- 1097 sqft.
- Flexible Open-Plan Living Space
- Full-Height Glazing & Juliet Balconies
- Underfloor Heating & Comfort Cooling
- Secure Car Parking Space
- [Share of Freehold
- Service Charge: £10,593 per annum
- Ground Rent: £500.00 per annum



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Overview

Situated on the second floor of The Bedford, this beautifully presented apartment combines generous proportions with a particularly flexible lateral layout.

Completed around 2013 and designed by established London architects Casson Conder, The Bedford is boutique collection of just six apartments, conceived as a contemporary addition to the historic fabric of Covent Garden. Its limestone-clad elevations and carefully considered form respond to the historic surroundings, creating a discreet modern landmark tucked away between Bedfordbury and Bedford Street, only moments from Covent Garden's globally renowned Piazza.

Extending to approximately 1097sqft. the apartment centres around a generous open-plan living and dining room with engineered oak flooring and a clean-lined contemporary kitchen. Full-height glazing brings great natural light into the space, while an adjoining third bedroom or study is separated by a wide pocket door, allowing it to open almost completely into the principal living area.



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Used independently, it works equally well as a bedroom, snug or home office, with separate access from the hallway.

The two principal bedrooms are both well proportioned and include fitted wardrobes, with the main bedroom benefiting from an en-suite shower room. A second bathroom serves the remaining bedrooms and guests. Juliet balconies, floor-to-ceiling windows, underfloor heating and comfort cooling continue the apartment's clean, contemporary feel throughout.

All six apartments at The Bedford benefit from direct lift access, opening into a spacious private entrance area with useful additional storage.

A particularly rare feature for this part of Covent Garden is the apartment's private ground-floor garage, extending to approximately 195sqft. and providing secure parking together with valuable additional storage.





Bedford Court is quietly positioned moments from Covent Garden's Piazza, with Covent Garden, Leicester Square and Charing Cross stations all within easy reach.

The Strand, Victoria Embankment Gardens and the River Thames are also a short walk away.

Covent Garden is globally recognised as one of London's leading cultural, retail, leisure and entertainment destinations, with restaurants including Balthazar, The Ivy Market Grill, SUSHISAMBA, Oystermen, Cora Pearl and Din Tai Fung.

The Royal Opera House dominates the Piazza, home to The Royal Ballet and The Royal Opera, while many of the West End's best-known theatres are within a few minutes' walk. Hidden between Henrietta Street and King Street, the gardens of St Paul's Church provide a quieter counterpoint to the Piazza, with the South Bank easily reached across the river.



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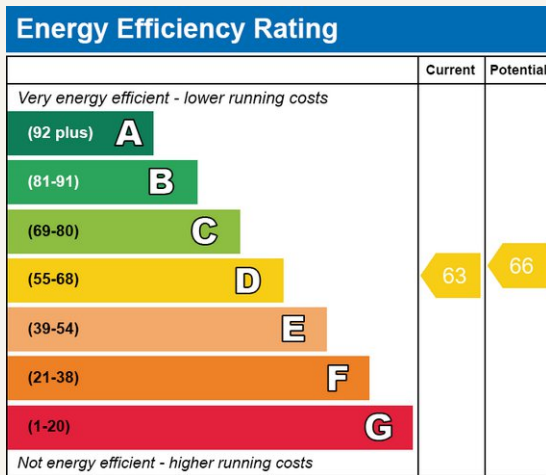
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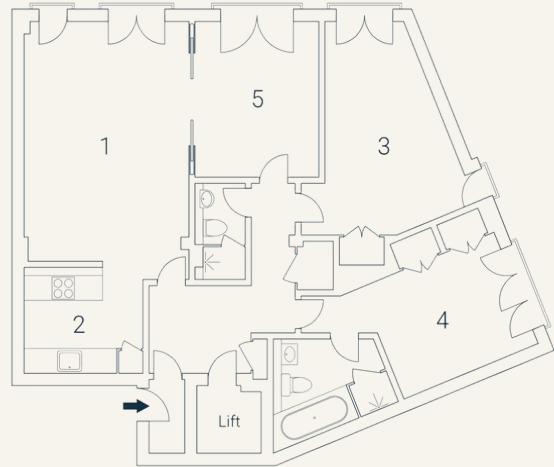


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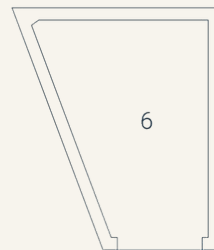
Approximate Gross Internal Area 101.9 sqm/ 1097 sq ft

Excluding Garage Area of 18.1 sqm/ 195 sq ft

1 Living/ Dining 5.82 x 4.09M 19'1" x 13'5"	2 Kitchen 2.95 x 2.57M 9'8" x 8'5"	3 Bedroom 5.18 x 3.35M 17' x 11"	4 Bedroom 4.98 x 3.61M 16'4" x 11'10"	5 Bedroom/ Study 3.78 x 3.07M 12'5" x 10'1"	6 Garage 5.28 x 4.22M 17'4" x 13'10"
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Second Floor



Ground 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.

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