



# New Compton Street

Covent Garden, WC2H

Asking Price £535,000

## YOUR WEST END SANCTUARY

Welcome to sophisticated city living in the cultural heart of London. This impressive 467 sq ft studio at Lindsey House offers a rare opportunity to own a thoughtfully designed space in one of the capital's most coveted locations.

## THE RESIDENCE

Positioned on the fifth floor, this bright and airy studio maximises natural light through floor-to-ceiling windows that frame breathtaking views of the Royal Opera House and St Paul's Cathedral. The generous living space features elegant wooden floors and intelligent layout, creating a welcoming environment that feels considerably larger than its footprint suggests.

The property benefits from a separate fully fitted kitchen and a spacious modern shower room – practical luxuries often absent in central London studios. With appropriate consent, the space presents exciting potential for conversion into a one-bedroom apartment offering future flexibility and enhanced value.

**CHESTERTONS**



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### THE LOCATION

New Compton Street is a quiet, residential enclave nestled between Covent Garden and Soho – a peaceful haven within the energy of the West End. Step outside to discover world-class theatre, award-winning restaurants, independent boutiques, and the vibrant atmosphere of Seven Dials Market, all within a five-minute stroll.

Transport connections are exceptional: Tottenham Court Road (Elizabeth Line, Central and Northern Lines) and Leicester Square stations are both moments away, whilst Oxford Street, The Strand, and Trafalgar Square are all within comfortable walking distance. Phoenix Gardens and Soho Square provide welcome green retreats from urban life.



## THE OPPORTUNITY

This is more than a studio – it's a lifestyle choice for the discerning buyer who understands the unparalleled value of genuine West End living. Whether you're a creative professional seeking inspiration on your doorstep, a culture enthusiast wanting the Royal Opera House as your neighbour, or an astute investor recognising the enduring appeal of WC2, this property delivers on every level.

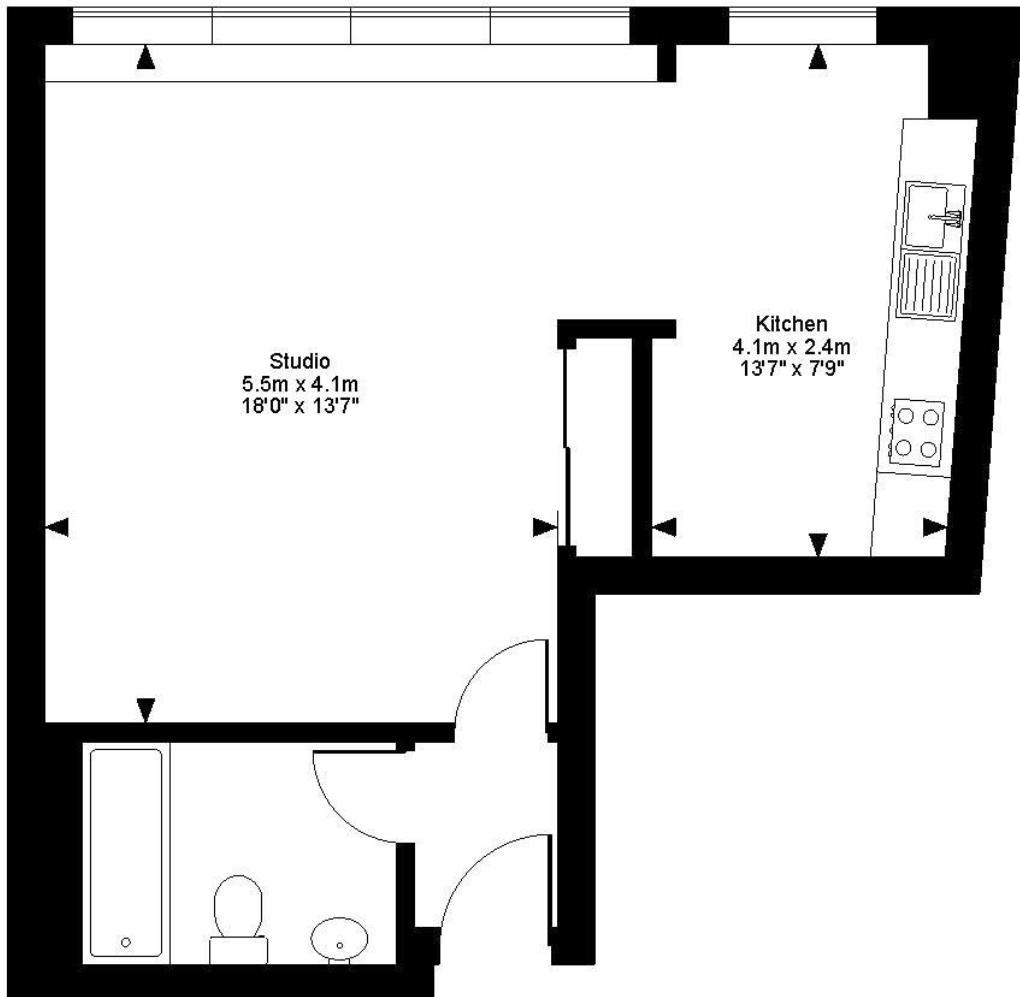
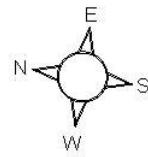
**Tenure:** Leasehold 139 years  
**Service Charge:** £4,000 per annum  
**Ground Rent:** £200 per annum  
**Local Authority:** Camden  
**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82-100)	A	
(81-61)	B	
(60-40)	C	
(59-58)	D	
(57-54)	E	71
(21-36)	F	48
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## *Chestertons Covent Garden Sales*

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New Compton Street, WC2H  
Approximate Gross Internal Area  
467 Sq Ft/43 Sq M



**Fifth Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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