

tavistockbow

For Sale



People Make Places



Villiers Street, Covent Garden WC2

1 bedroom | 527 sq ft

£695,000





A charming west facing one bedroom flat overlooking Villiers Street. Situated on the second floor of Kipling House, a handsome Georgian building only moments from Embankment Gardens, Covent Garden, Trafalgar Square and a short walk to the South Bank via nearby Hungerford Bridge.

What you need to know

- One bedroom
- Second floor (with lift)
- Separate kitchen
- Embankment Gardens location
- Pedestrianised Location
- Close to transport links
- Westminster Council Tax Band F
- Leasehold: 96 years remaining
- Yearly service charge: £3,500
- Yearly ground rent: £200



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Overview

Constructed between 1995 & 1996 on the site of the former home of Rudyard Kipling, the land on which Kipling House sits has a rich and varied history which can be traced back as far as 1237, when it was the site of Norwich House, the London home of the Bishop of Norwich.

Subsequently home to George Villiers, the Duke of Buckingham, from which the surrounding streets take their names, it was later home to Samuel Pepys and a subsequent building on the site was the birthplace of Francis Bacon. Nowadays, Kipling House enjoys a commanding position at the southern end of Villiers Street, with views towards the Thames directly over the pretty Victoria Embankment Gardens, a tranquil oasis between the river and the Strand.

This well-proportioned lateral apartment offers a large reception space with a separate kitchen which both face over Villiers Street. There is a quiet bedroom at the rear of the property.





Kipling House provides easy access to the many attractions of Covent Garden a few minutes' walk to the north, Trafalgar Square to the west and London's South Bank is easily accessible on foot via nearby Hungerford Bridge.

This is an exceptionally well connected part of London, with mainline rail services from Charing Cross to the south east, as well as District, Circle, Bakerloo and Northern Line tube service from Embankment station and riverboat services to both West London and the City & Canary Wharf from nearby Embankment Pier.

Strand is the southern boundary of Covent Garden running parallel to the River Thames and linking the cities of London & Westminster. A neighbourhood that offers everything from river views and world class theatres, to green open space and village vibes. The link between Westminster and the City of London, modern Strand has shaken off it's reputation as a traffic congested artery to be avoided, now boasting a Soho House at 180 Strand, a number of luxury residential developments and a wonderful new public space at the eastern end where it meets Aldwych around St. Mary's Church opposite Kings College London.



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.

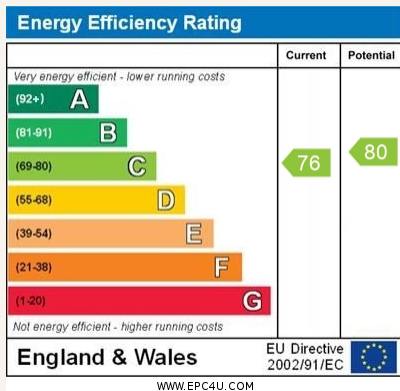
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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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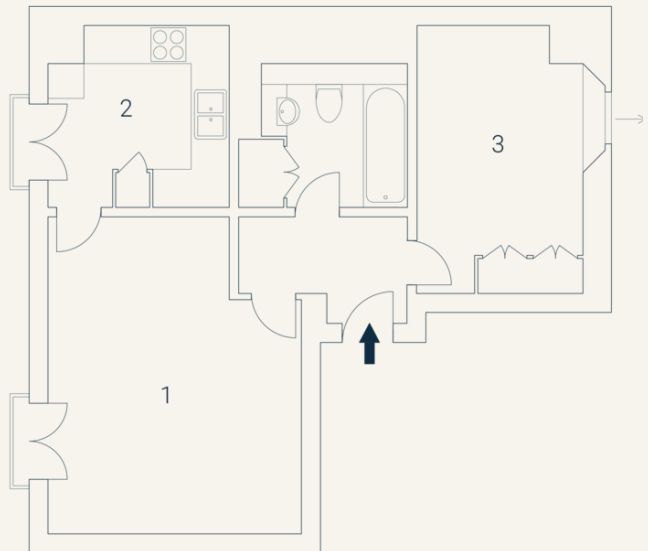


Kipling House, WC2

Approximate Gross Internal Area 49 sqm/ 527 sq ft

Second Floor

1 Living/ Dining 5.00 x 4.00M 16'5" x 13'1"	2 Kitchen 2.87 x 2.86M 9'5" x 9'5"	3 Bedroom 4.07 x 2.62M 13'4" x 8'7"
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