



**People Make Places**



**Broad Court, Covent Garden, WC2**

1 Bedroom | 581 sqft

**£760,000**





A charming one bedroom flat forming part of this handsome red brick period mansion block on Covent Garden's Broad Court. This bright, recently refurbished home combines history & modernity on this sought after pedestrianised street in the heart of London's Theatreland.

#### What you need to know

- One Bedroom
- Sought After Mansion Block
- 587 Sqft.
- Separate Eat-In Kitchen
- Large Private Terrace
- Quiet Pedestrianised Street
- Close to The Royal Ballet & Opera House
- [Share Of Freehold
- Service Charge: £4662.12 per annum
- Ground Rent: £0.00 per annum



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### Overview

Filled with natural light and featuring generous ceiling heights that create a real sense of space, this recently refurbished mansion flat is accessed through a generous reception hall, offering a well proportioned main reception room with a separate, contemporary eat-in kitchen with direct access to a private terrace at the rear.

There is a modern family bathroom with separate WC, and a good-sized double bedroom to the rear.

Originally built in 1897, 19 Broad Court offers a wealth of period details including original sash windows and ceiling mouldings, complemented by contemporary finishes, neutral decor and a modern specification, with beautiful oiled oak herringbone flooring featuring throughout.





Broad Court is a popular yet quiet pedestrianised thoroughfare linking Bow Street and Drury Lane, only moments from The Royal Opera House and home to the famous ballerina bronze sculpture 'Young Dancer' by Enzo Plazotta, as well as Covent Garden's line of iconic Grade II listed k2 Red Phone Boxes.

Covent Garden is globally recognised as London's premier cultural, retail, leisure & entertainment destination. Notable restaurants include Balthazar, The Ivy Market Grill and Sushi Samba, as well as the much-lauded Oystermen, Cora Pearl and Taiwan's legendary Din Tai Fung.

The Henrietta Hotel has a fantastic cocktail bar & restaurant and hidden away between Henrietta Street & King Street is the quiet public space of St. Paul's Church gardens, providing the perfect antidote to the hustle & bustle of the Piazza.





The Royal Opera House dominates the piazza with world renowned residents the Royal Ballet & Royal Opera, plus many of the world's most popular stage shows can be found at the numerous theatres within a few minutes walk. The open space of Embankment Gardens and the river Thames only a short stroll across the Strand, and the South Bank just a short trip across the river via either Waterloo or Hungerford Bridge.

Covent Garden's thriving neighbourhood puts some of London's best dining, shopping, and culture right on your doorstep. Not only do local residents enjoy easy access to world-class theatres, museums, and galleries, but also globally recognised educational institutions including the London School of Economics(LSE), King's College London, and the University of London (UCL) all nearby, making it the perfect location for both students and cultural enthusiasts.

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



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# People Make Places


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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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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>			79
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

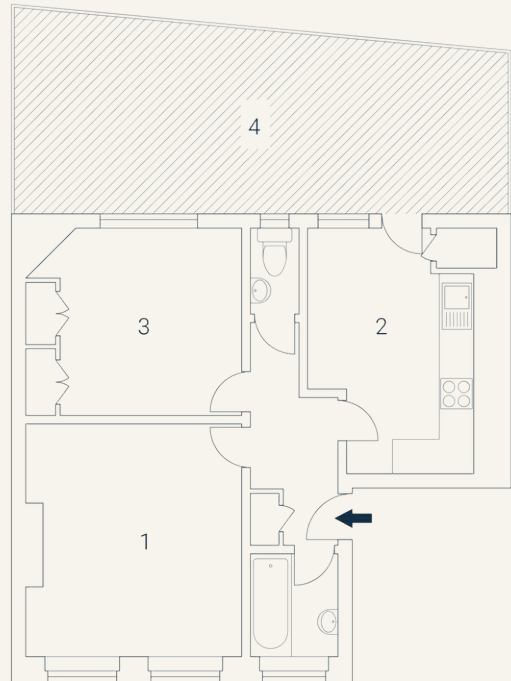
## Broad Court, WC2

Approximate Gross Internal Area 54 sqm/ 581 sq ft

Excluding External Garden of 28 sqm/ 301 sq ft

### Lower Ground Floor

1 Living/ Dining 4.39 x 3.77M 14'5" x 12'4"	2 Kitchen 4.29 x 3.30M 14'1" x 10'10"	3 Bedroom 3.77 x 3.27M 12'4" x 10'9"	4 Garden 3.61 x 3.48M 11'10" x 11'5"
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