



Central St. Giles Piazza

London, WC2H

Asking Price £900,000

The property comprises, double bedrooms, open plan fully fitted kitchen, luxury shower room, under floor heating, electric blinds throughout, concierge and air con.

Central St Giles Piazza has an amazing selection of bars, restaurants.



Central St. Giles Piazza

London, WC2H

- Walking Distance to Tottenham Court Road, Leicester Square and Covent Garden Tube Stations
- Lift Access
- A/C To All Rooms
- 24 Hour Porterage
- Excellent Rental Investment



Two bedroom, one bathroom apartment in Central Saint Giles Piazza.

The apartment benefits from a nice neutral, modern feel throughout, including sleek, built in appliances, wooden floors, nice quality furniture, underfloor heating, electric blinds, air cooling system and a concierge.

The building itself is located moments away from Covent Garden, Soho & Fitzrovia.

Nearest tube station is Tottenham Court Road - Elizabeth Line, Central line and the Northern Line.

Tenure: Leasehold 134 years 5 months

Service Charge: £15,600 per year

Ground Rent: £550 per year

Local Authority: Camden

Council Tax Band: F

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (92-) | B | | |
| (81-91) | C | 73 | 73 |
| (69-80) | D | | |
| (55-68) | E | | |
| (39-54) | F | | |
| (21-38) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Chestertons Covent Garden Sales

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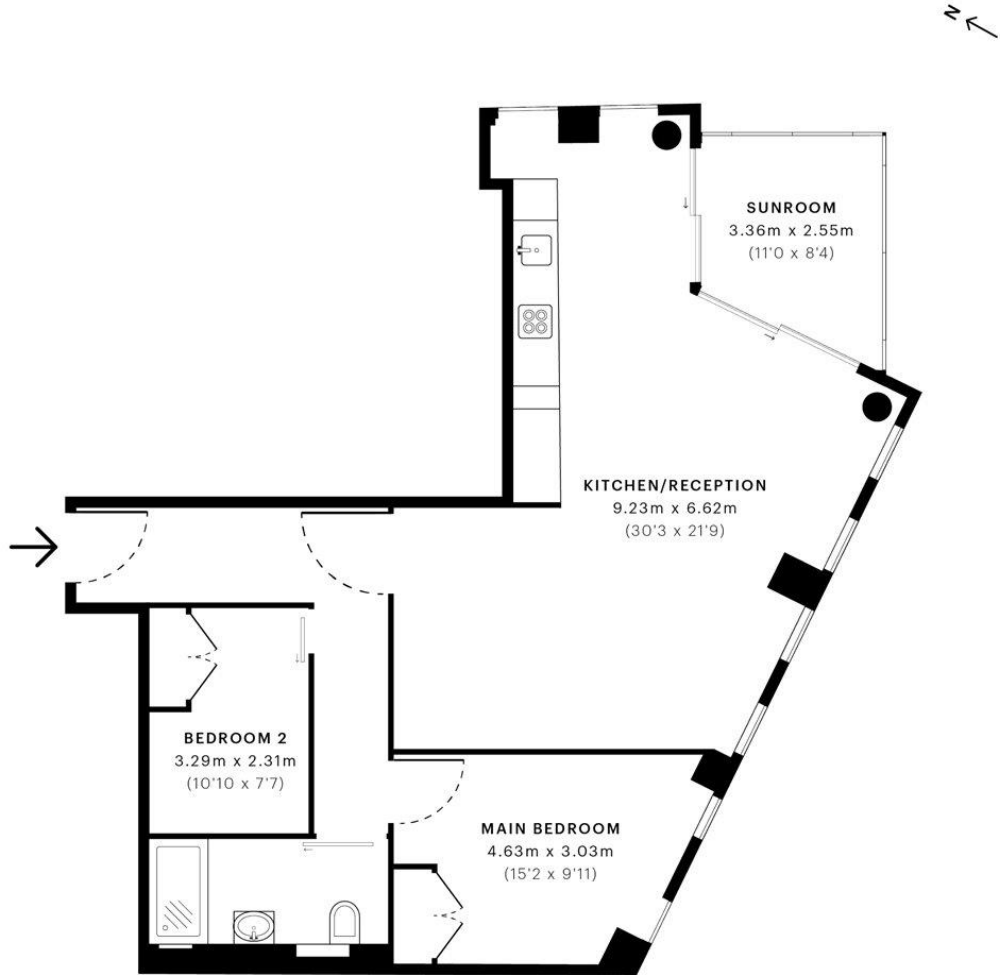


Central St. Giles Piazza, WC2H

CAPTURE DATE 18/07/2022 LASER SCAN POINTS 73,470,172

GROSS INTERNAL AREA

87.14 sqm / 937.97 sqft



— First Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
87.14 sqm / 937.97 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
83.49 sqm / 898.68 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 87.40 sqm / 940.77 sqft
IPMS 3C RESIDENTIAL 83.74 sqm / 901.37 sqft

SPEC ID: 62d1989d5538dd0dd87fa176

