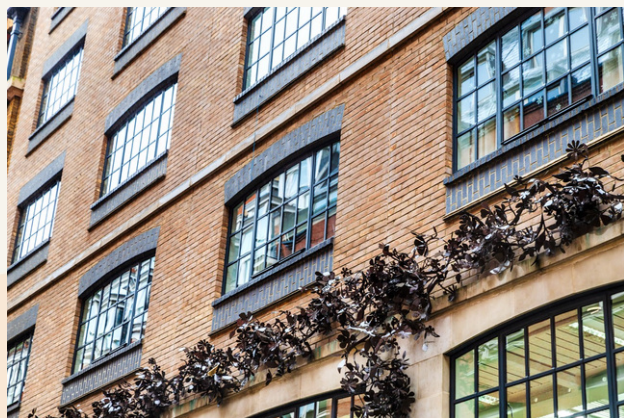




People Make Places



Kean Street, Covent Garden WC2

2 Bedrooms | 759 sqft

£1,100,000





Quietly positioned just off Drury Lane, this bright two bedroom loft-style apartment offers bright, flexible living space, a generous west-facing terrace and a distinctive open-plan layout, all within a characterful conversion moments from central Covent Garden.

What you need to know

- Two Bedroom Loft-Style Apartment
- Characterful Residential Conversion
- 759 sq ft / 70.5 sq m
- Third Floor (With Lift)
- West-Facing Private Terrace
- Flexible Second Bedroom / Study
- Open-Plan Living Space with Full-Height Glazing
- Share of Freehold
- Service Charge: £4,292.24 per annum
- Ground Rent: £0 per annum



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Overview

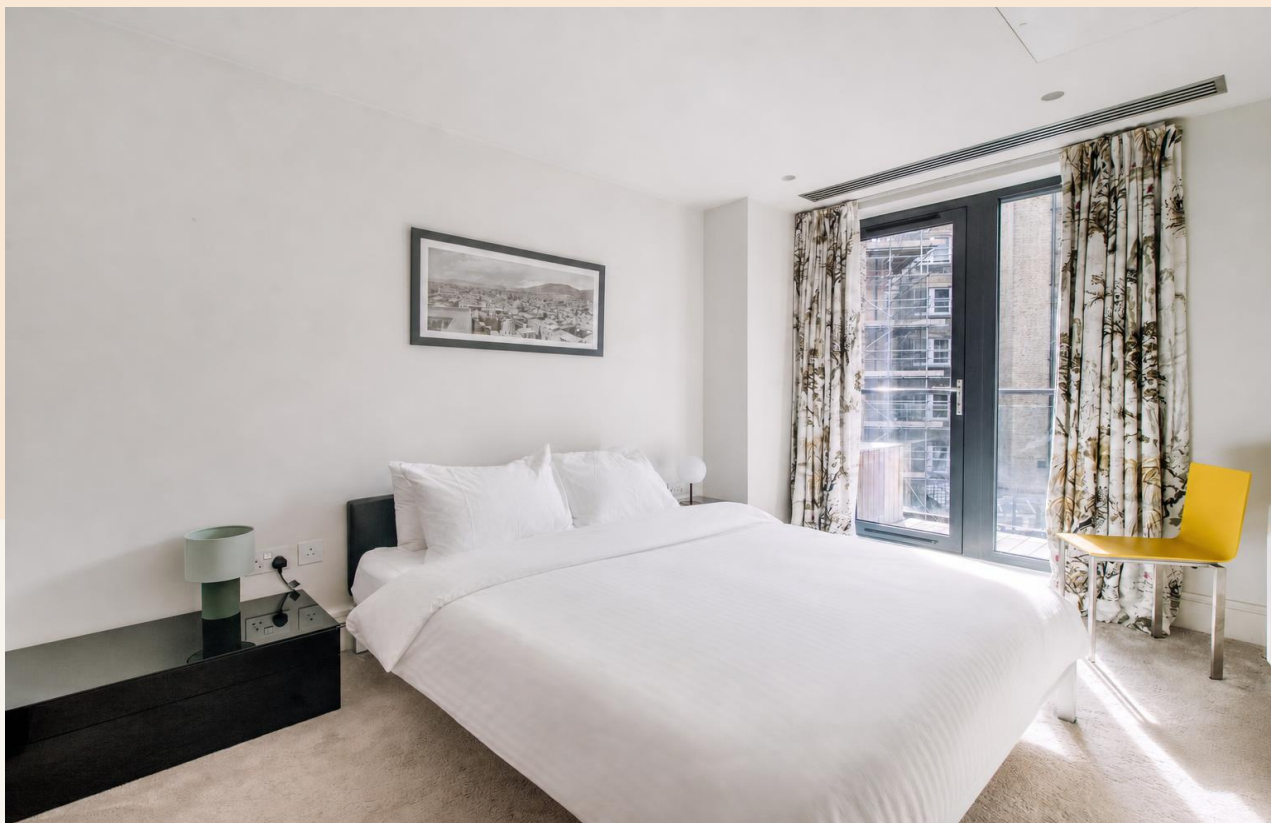
Located on Kean Street between Drury Lane and Kingsway, this bright third floor apartment offers well-balanced accommodation extending to approximately 759 sq ft, centred around a generous open-plan living space with an angled footprint that gives the interior a distinctly individual feel.

Timber flooring runs through the principal living areas, while full-height glazing brings in excellent natural light and connects the reception space directly with the terrace.

The contemporary kitchen sits neatly within the main room and is fitted with integrated Bosch appliances, generous storage and a peninsula worktop. The second bedroom is positioned directly off the reception room and separated by a wide sliding partition, allowing it to work as a permanent bedroom, guest room or study, or to be opened up as an extension of the main living area. Doors from here also lead directly onto the terrace.



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The principal bedroom is comfortably proportioned, with fitted wardrobes, air conditioning and its own access to the outside space. A contemporary bathroom with Villeroy & Boch sanitary ware and a walk-in shower completes the accommodation.

Running across much of the apartment's western elevation, the terrace extends to approximately 108 sq ft and provides useful space for seating and dining, with an elevated outlook from the rear toward the surrounding buildings.

The building itself has an interesting history. Constructed in 1905 as a multi-storey stable block, its upper floors are believed to have originally provided accommodation for grooms. It was comprehensively redeveloped in the early 2000s, retaining its distinctive façade while introducing the contemporary residential apartments seen today. The street-facing elevation is further distinguished by a decorative installation by Dutch designer Tord Boontje, whose intricate, nature-inspired work gives the building a particularly recognisable presence on Kean Street.





The street takes its name from Edmund Kean and his son Charles, both closely associated with nearby Drury Lane Theatre. Edmund Kean became one of the most celebrated Shakespearean actors of the nineteenth century, reinforcing the street's connection with Covent Garden's long theatrical history.

Covent Garden's Piazza, the Royal Opera House, Seven Dials and the Strand are all close by, with Soho and Holborn easily reached on foot. Just beyond Kingsway, Lincoln's Inn Fields offers a welcome change of pace, with open lawns, mature trees and tennis courts creating a rare sense of space in this part of central London. Covent Garden, Holborn and Temple Underground stations are all within easy reach.



People Make Places

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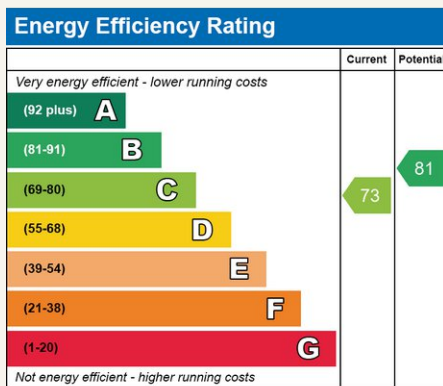
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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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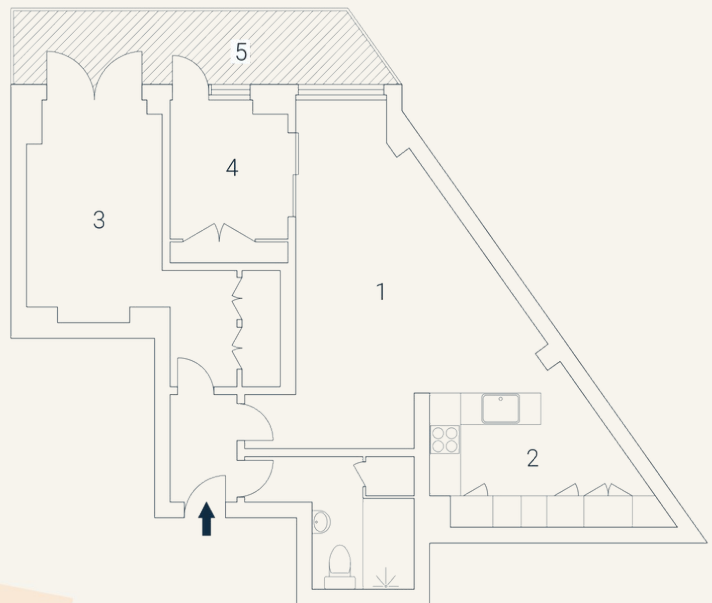
Kean Street, WC2

Approximate Gross Internal Area 70.5 sqm/ 759 sq ft

Excluding External Balcony of 10 sqm/ 108 sq ft

Third Floor

1 Living/ Dining 6.61 x 4.90M 21'8" x 16'1"	2 Kitchen 4.32 x 1.96M 14'2" x 6'5"	3 Main Bedroom 4.24 x 2.64M 13'11" x 8'8"	4 Bedroom 3.10 x 2.29M 10'2" x 7'6"	5 Balcony 7.59 x 1.45M 24'11" x 4'9"
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