

*tavistockbow*

**For Rent**



**People Make Places**

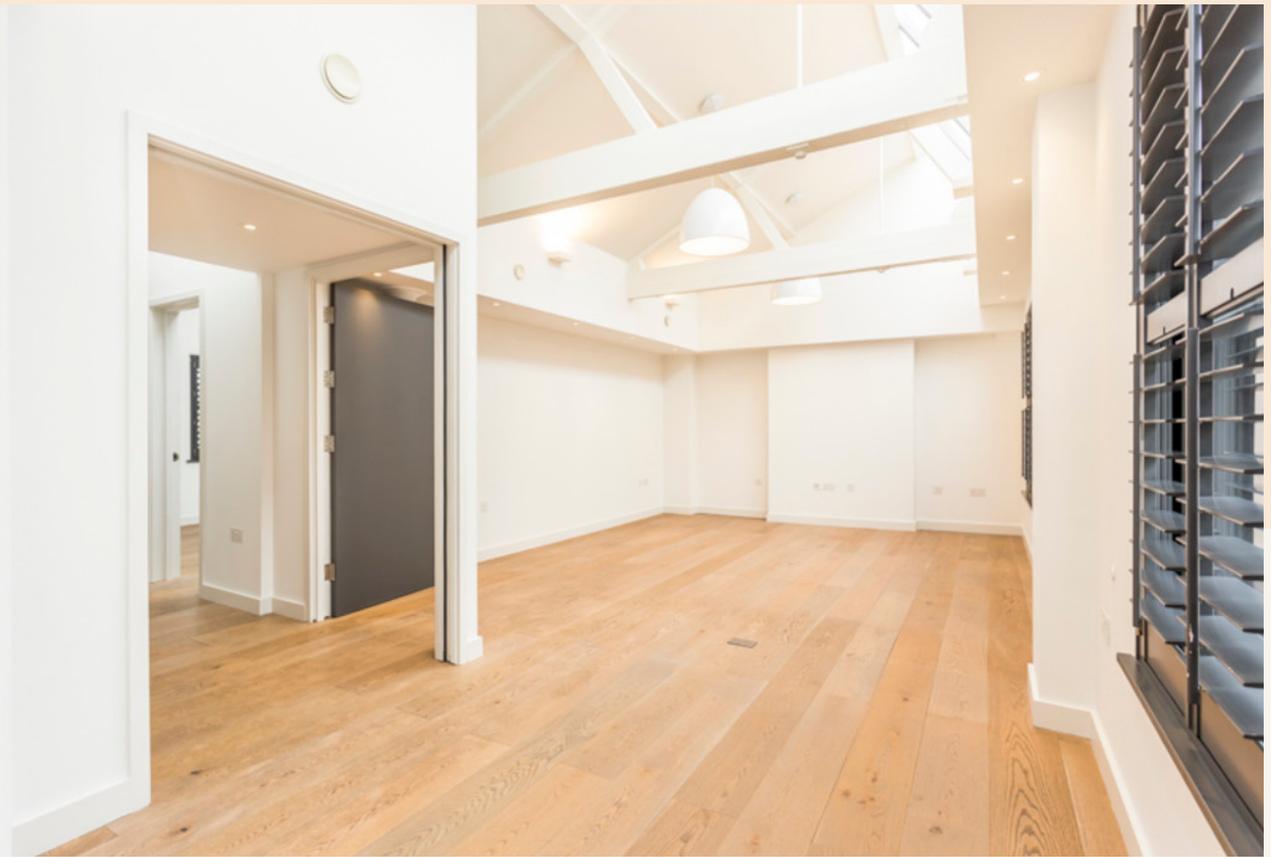


**St. Martin's Lane, Covent Garden WC2**

2 bedrooms | 1,270 sq ft

£1,500 pw





With double height apex ceilings and exposed beams creating a lofty feel, this two bedroom penthouse has a contemporary interior and a private roof terrace. Dark grey shutters and feature lighting add to the overall design, along with a stylish kitchen and bathrooms. Available unfurnished mid-May.

#### What you need to know

- Two double bedrooms
- Two bathrooms
- Underfloor heating
- Wood floors throughout
- Modern kitchen
- Unfurnished
- Available mid-May
- Private roof terrace
- 4th floor with lift access
- Seconds from Leicester square tube (Northern line)



**St. Martin's Lane, Covent Garden WC2**





### Overview

Laterally designed with the two double bedrooms at the opposite end providing ideal privacy, this penthouse is designed around its vast living space. Featuring double height ceilings framed by an apex roof and exposed beams, the space has plenty of space to entertain and to create a division between dining and living. A smart galley-style kitchen with double oven is positioned off the living area with a small utility cupboard. Both bedrooms have ensuite facilities with marble effect tiling, one with a double shower and the other with a bath, while a set of stairs lead up to a private roof terrace with stunning rooftop views across the West End. Underfloor heating and efficient double glazing are fitted for tenant comfort.





St Martin's Lane is in the heart of Theatreland and conveniently located for easy travel within London. Underground services can be accessed via Leicester Square (Northern and Piccadilly Lines) less than a minute's walk away, while Charing Cross (Bakerloo and Northern lines as well as mainline services) and Tottenham Court Road (Central, Northern and Elizabeth lines) are within a short walk. The restaurants and boutiques of Soho, Covent Garden and Seven Dials are also easily reached on foot.

The apartment is available mid-May on an unfurnished basis. Subject to contract and satisfactory references, the landlord offers a one to three-year lease with a mutual rolling six-month break clause. Westminster Council tax band: H.



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# 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.

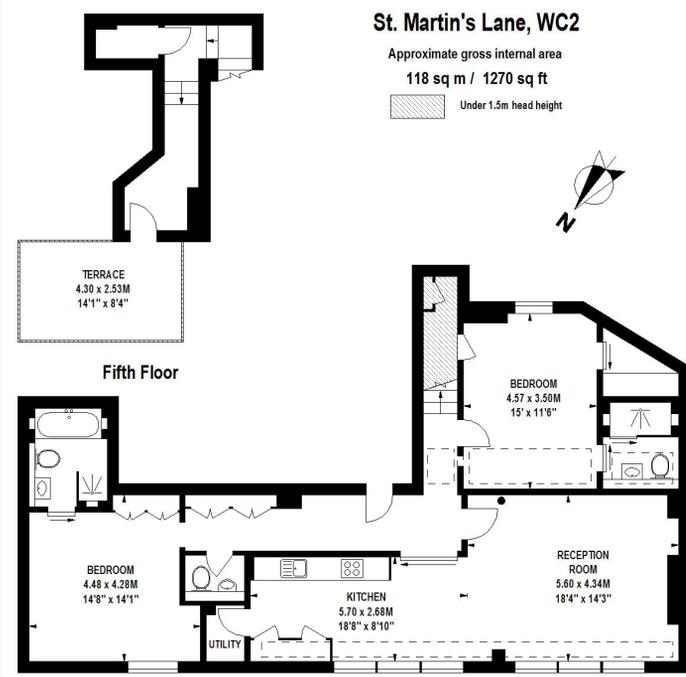
We're about building relationships, because **people make places**.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	71 C
39-54	E		
21-38	F		
1-20	G		

**St. Martin's Lane, WC2**  
 Approximate gross internal area  
**118 sq m / 1270 sq ft**  
 Under 1.5m head height



**Fifth Floor**

TERRACE  
4.30 x 2.53M  
14'1" x 8'4"

BEDROOM  
4.57 x 3.50M  
15' x 11'6"

BEDROOM  
4.48 x 4.28M  
14'8" x 14'1"

RECEPTION ROOM  
5.80 x 4.34M  
18'4" x 14'3"

KITCHEN  
5.70 x 2.68M  
18'8" x 8'10"

UTILITY

**Fourth Floor**

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 All measurements are maximum, and include wardrobes and window bays where applicable

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