

tavistockbow

For Sale



People Make Places



Strand, Covent Garden WC2

2 bedrooms | 678 sq ft

£1,000,000





This well presented two bedroom apartment is located on the first floor of a pretty period building overlooking a quiet pedestrianised area towards the eastern end of the Strand, featuring characterful timber flooring, wood-panelled walls and original sash windows.

What you need to know

- Two Bedroom Apartment
- One Bathroom
- Separate Kitchen
- First Floor
- Period Building
- Pedestrianised Location
- Westminster Council Band G
- Leasehold: Approx. 101 years
- Service Charge: £600 per annum
- Ground Rent: £350 per annum



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Overview

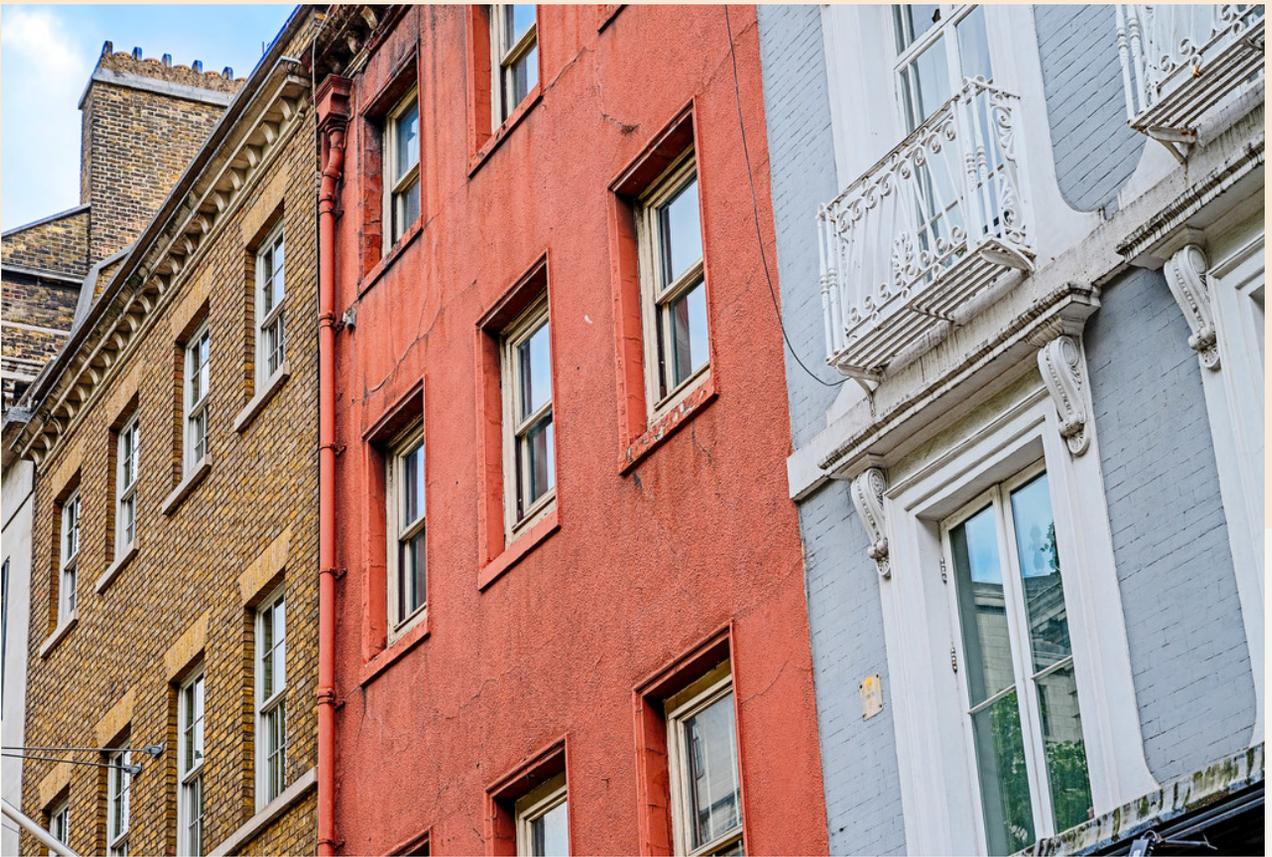
This two bedroom apartment is situated on the first floor of this attractive Georgian building, full of character and featuring generous ceilings, well proportioned rooms and many original period features including sash windows, painted wood-panelled walls and handsome timber floors.

The accommodation comprises of two generously sized south facing bedrooms, a modern bathroom and a separate, well equipped kitchen.

Located within a special pedestrianised zone connecting King's College London, Somerset House and The Courtauld Institute, the outdoor area immediately infant of the building is traffic free, serving as an open-air venue for art, performances and public events.

Central Covent Garden is only a short walk away, providing access to some of the capital's finest restaurants and retailers, not to mention world class cultural attractions in the form of the





Royal Opera House and numerous theatres, museums and galleries.

Educational powerhouses The London School of Economics, King's College and University of London all have major campuses nearby, making the neighbourhood an ideal home for culture vultures and students alike.

Modern Strand links Westminster and the City of London and has shaken off its 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. Home to some iconic locations such as The Savoy Hotel, Bush House, The Adelphi and Somerset House, the wonderful open space of Victoria Embankment Gardens overlooks the River Thames towards the South Bank providing welcome relief from city life.





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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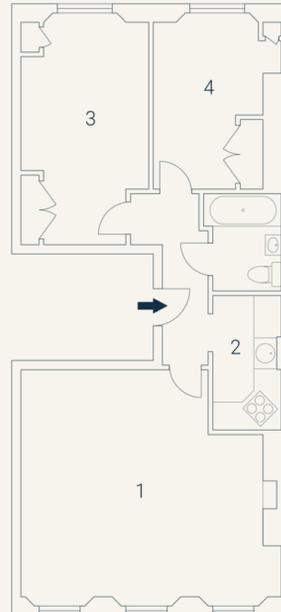
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The Strand, WC2

Approximate Gross Internal Area 63 sqm/ 678 sq ft

First Floor

1 Living/ Dining 5.65 x 5.06M 18'6" x 16'7"	2 Kitchen 2.86 x 1.48M 9'5" x 4'10"	3 Bedroom 5.00 x 2.81M 16'5" x 9'3"	4 Bedroom 3.80 x 2.79M 12'6" x 9'2"
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Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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