



# 46 Drury Lane

London, WC2B

Asking Price £695,000

Positioned on the third floor of the highly regarded Garden Court development, this beautifully proportioned one-bedroom apartment extends to approximately 480 sq ft and offers an exceptional opportunity to own a prime Covent Garden residence with the security and long-term value of a Share of Freehold.

The apartment combines practical modern living with an unbeatable central London location. A lift serves all floors, while a private basement storage room provides valuable additional space rarely found in West End apartments. The accommodation comprises a generous double bedroom, contemporary bathroom, and a semi open-plan reception/kitchen designed for effortless city living.

**CHESTERTONS**



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Garden Court is a discreet residential development on iconic Drury Lane, moments from Covent Garden Piazza, the Royal Opera House, Theatreland and some of London's finest restaurants, boutiques and cultural destinations. Residents enjoy immediate access to Covent Garden, Holborn and Tottenham Court Road stations, placing the City, Canary Wharf, King's Cross and Heathrow within easy reach.



This property perfectly suits a professional working in the West End or City seeking a sophisticated London base, an international buyer wanting a secure pied-à-terre in one of London's most recognisable neighbourhoods, or an investor targeting resilient demand from corporate tenants and long-term renters.

Living at Garden Court means stepping outside your front door into the energy of Covent Garden while returning home to a secure, established residential building in one of London's most enduringly desirable postcodes.

**Tenure:** Share of Freehold, 963 years 11 months lease

**Service Charge:** £2,700

**Ground Rent:** £0

**Local Authority:** City Of Westminster

**Council Tax Band:** F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Covent Garden Sales*

196 Shaftesbury Avenue

London

WC2H 8JF

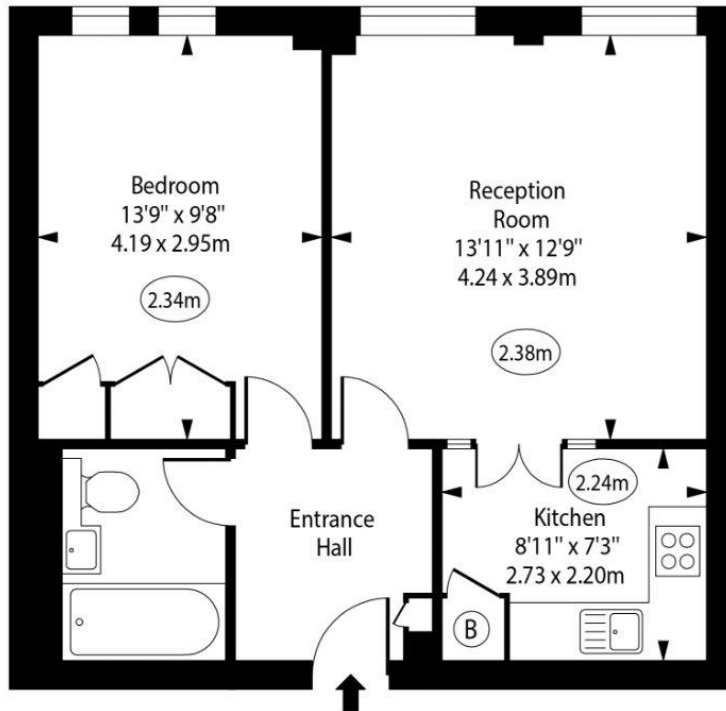
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# Drury Lane

○ - Ceiling Height



Third Floor

Approx Gross Internal Area

480 Sq Ft - 44.59 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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