

# 31

# James Street

Covent Garden | London WC2



| *tavistockbow*

**31**

**James  
Street**

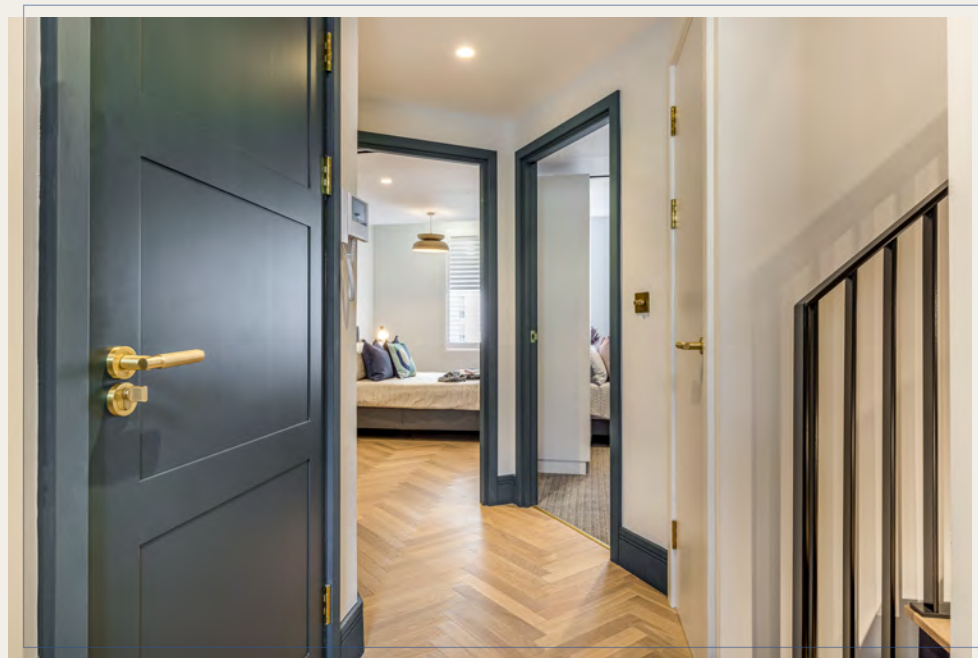
**a boutique collection of beautifully refurbished 1 & 2 bed apartments in the heart of london's west end**

Situated in a prominent position adjacent to Covent Garden's historic Inigo Jones designed Italianate Piazza, 31 James Street is a handsome period building with a sought after address in the very heart of London's vibrant West End.

Three well proportioned and comprehensively refurbished lateral apartments designed by MABER architects & interior designers offer a rare opportunity to live a stone's throw from the Piazza, opposite the renowned Royal Opera House with truly world-class shopping, dining and leisure opportunities literally on the doorstep.







The accommodation has been totally remodelled to maximise the space, providing three extremely well-appointed and stylish apartments.





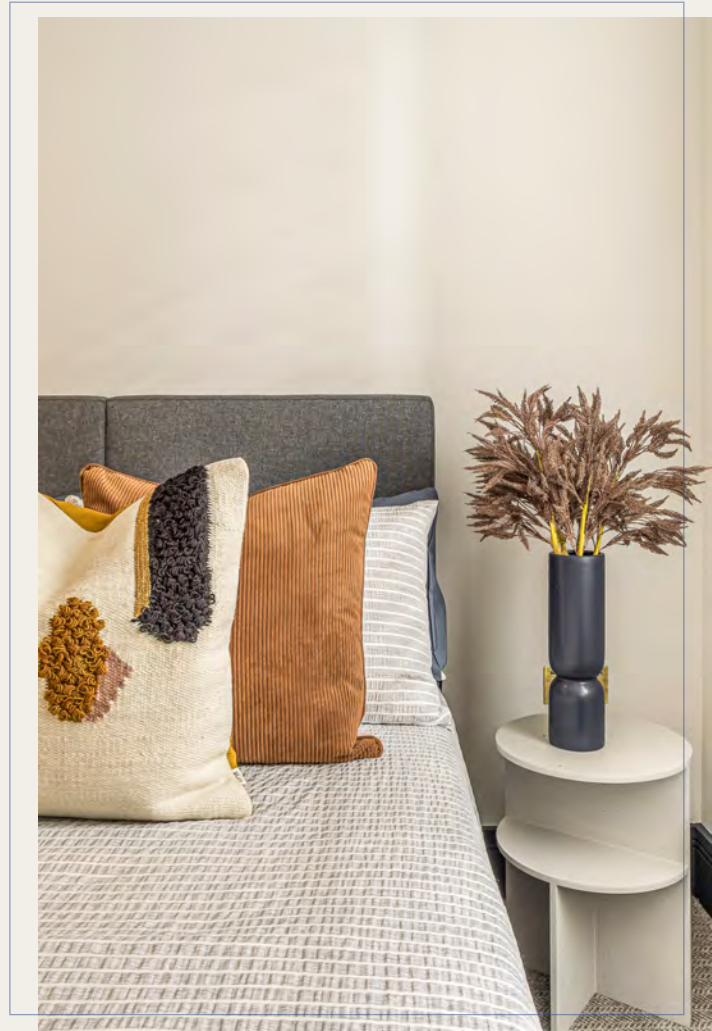




Each has been designed with a contemporary aesthetic to complement, and in places contrast sympathetically with the historic fabric of the building.









Throughout the main living spaces is a warm rich oak wood herringbone parquet floor, with a sanded oiled finish by HAVWOODS.





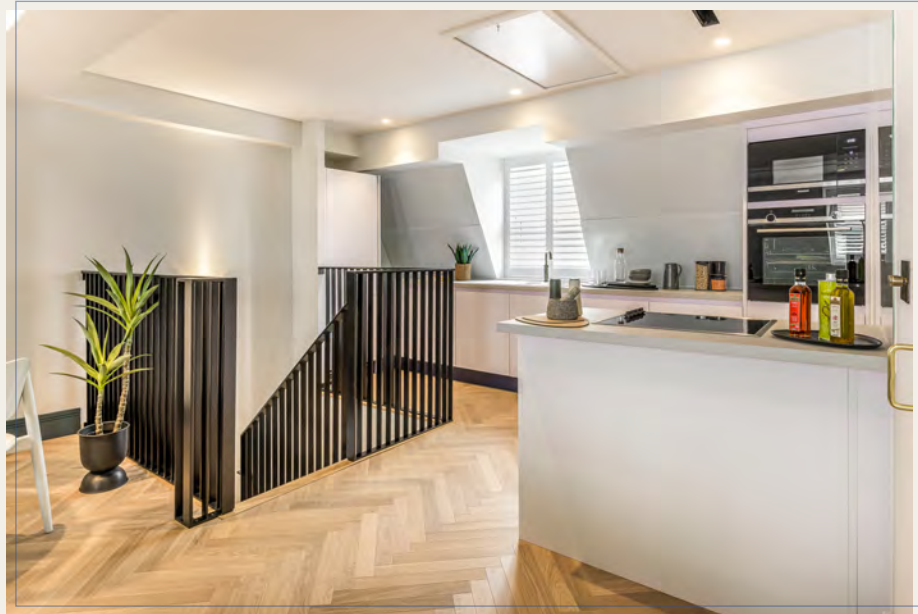




Windows have been fitted with attractive timber slatted plantation blinds by The London Shutter Company, finished in satin matt pure white and designed to either shut out daylight or filter it moodily into the apartment.





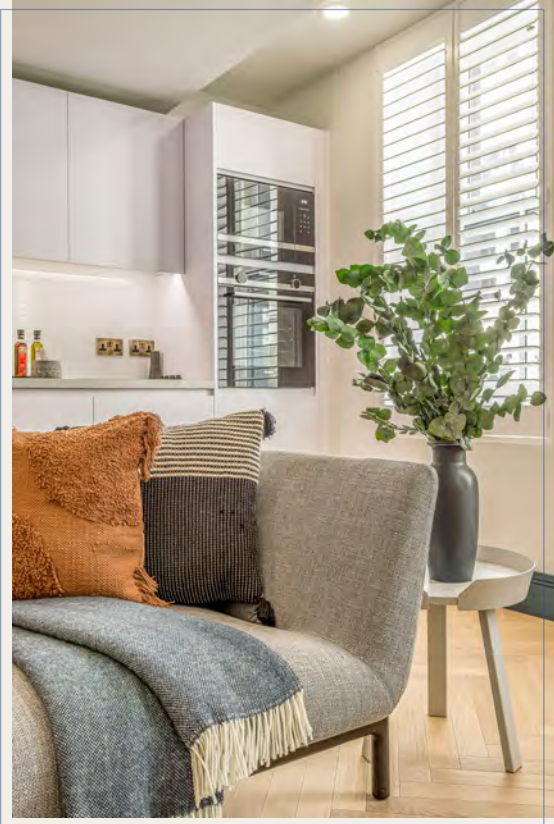


The contemporary aesthetic of furnishings, fittings and decor fit seamlessly into the historic fabric of this unique building.

Rich oak parquet flooring throughout is complimented by LED lighting, air conditioning, heating, appropriate technology and security measures designed for future-proofed 21<sup>st</sup> century living in a modern city.





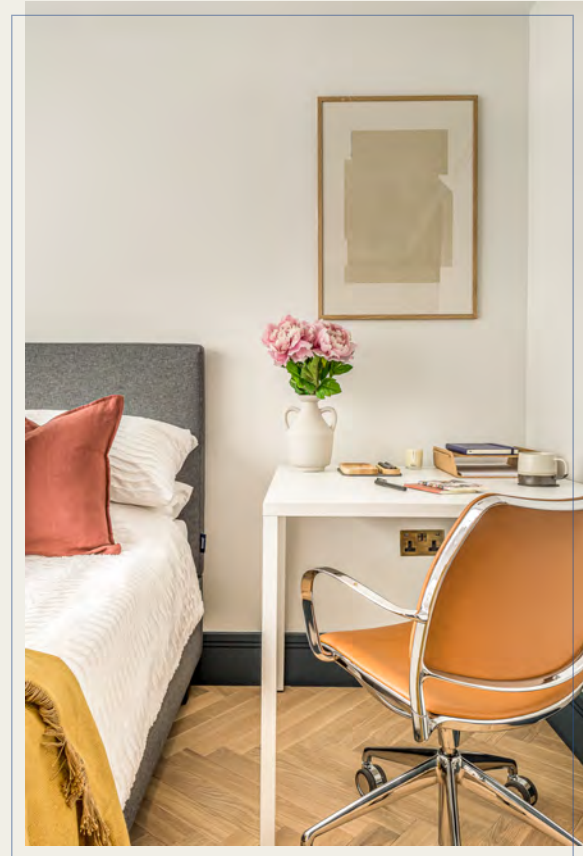




High-quality SIEMENS appliances and a QUOOKER tap for instant hot or cold water, fit snugly into units that have work surfaces by FENIX NTM with an anti-fingerprint matt acrylic resin finish, which feels soft to the touch and is heat resistant.

The sink / drainer is by FRANKE who have developed an advanced synthetic material with a unique texture which is extremely durable with a stunning, granite-like appearance which is also heat resistant.









The figured oak grain complements the 'Dead Flat' matt Hague Blue paint finish by FARROW & BALL, which is applied to contemporary three-panel hardwood doors, skirtings and architraves.















Luxurious bath & shower rooms, with fittings, floor and wall tiles by PORCELANOSA complete the scene of a high-quality city living environment.



Ironmongery levers by HARBRINE with knurled grips, hinges, power socket and light switches are in a heritage satin matt brass, again complementing the rich blue paintwork.









# floorplans

## Apt. 1 | first floor - 1 bed

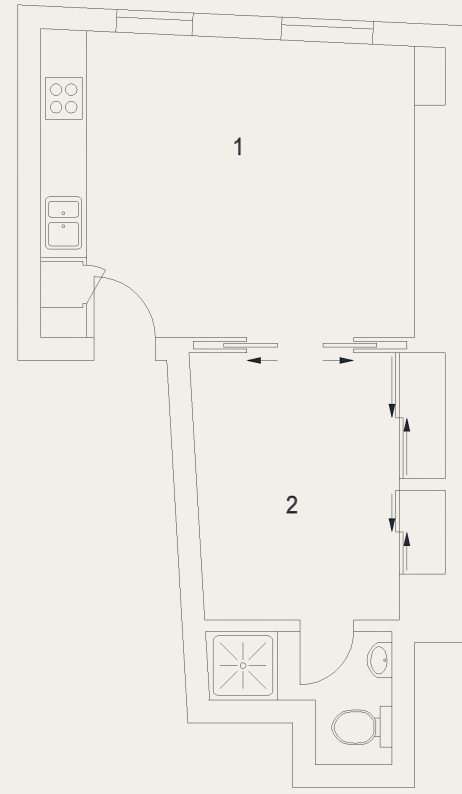
James Street, WC2

Approximate Gross Internal Area 36 sq m / 388 sq ft

First Floor

1 Kitchen /  
Reception /  
Dining Room  
5.30 x 4.01M  
17'5" x 13'2"

2 Bedroom  
3.51 x 3.37M  
11'6" x 11'1"



**3D virtual tour**



**video tour**



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# floorplans

## Apt. 2 | second floor - 1 bed

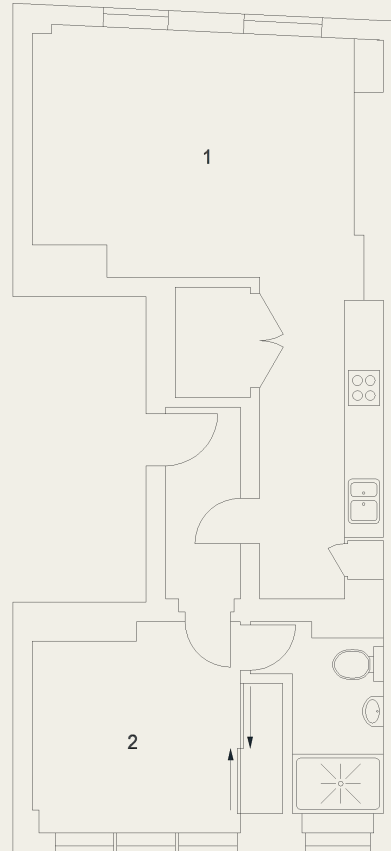
James Street, WC2

Approximate Gross Internal Area 55 sq m / 592 sq ft

Second Floor

1 Kitchen /  
Reception /  
Dining Room  
8.68 x 5.41M  
28'6" x 17'9"

2 Bedroom  
3.24 x 3.17M  
10'8" x 10'5"



3D virtual tour



video tour



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# floorplans

## Apt. 3 | third floor - 2 bed

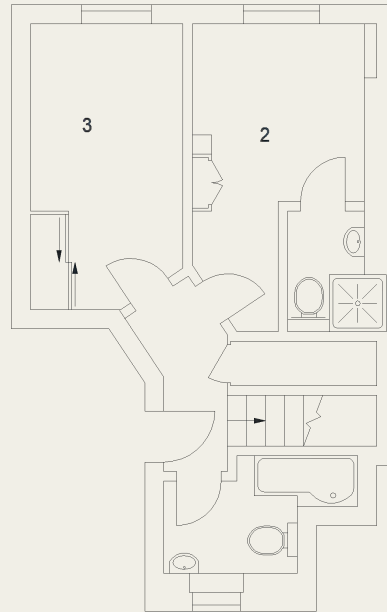
James Street, WC2  
Approximate Gross Internal Area 79 sq m / 850 sq ft

 Under 1.5m head height



Third Floor

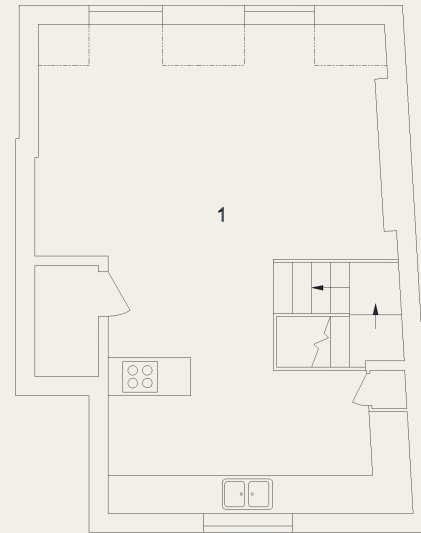
2 Bedroom 4.87 x 2.90M 16'0" x 9'6"	3 Bedroom 4.50 x 2.42M 14'9" x 7'11"
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Third Floor

Fourth Floor

1 Kitchen /  
Reception /  
Dining Room  
7.72 x 5.45M  
25'4" x 17'11"



Fourth Floor

3D virtual tour



video tour



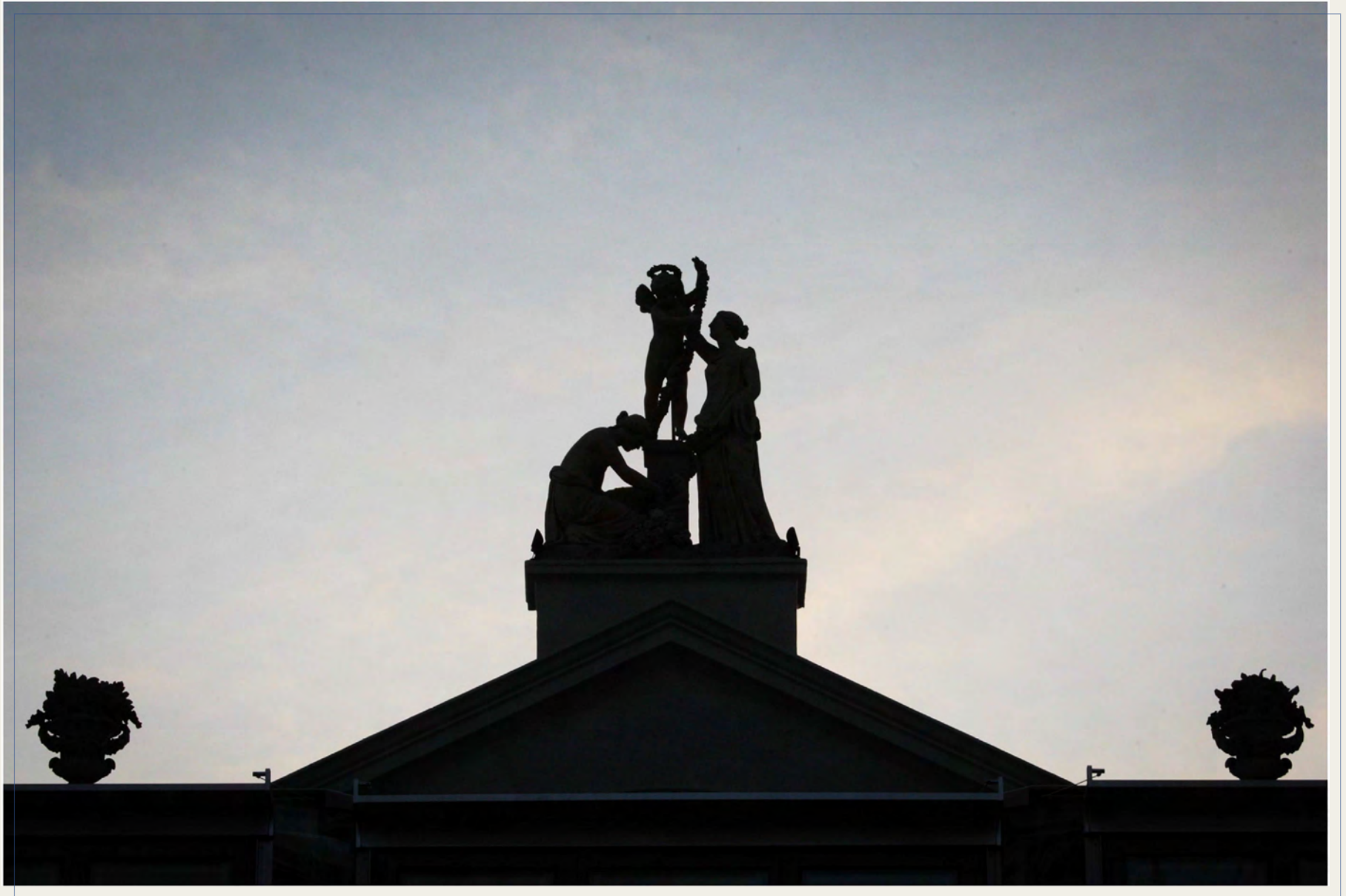
Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4594  
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James Street leads directly from Covent Garden tube to the famed Italianate Piazza and is one of the West End's most sought after addresses, close to iconic London landmarks including The Royal Opera House and St. Paul's Church with its tranquil public gardens.

Being located in the very heart of London, residents are perfectly positioned to travel and explore on foot. The West End, Mayfair, the South Bank and River Thames and many of London's wonderful parks and open spaces are within easy reach, as well as the City of London.







# *tavistockbow*

## **about us**

Tavistock Bow is an independent residential agency based in Covent Garden.

We are niche, boutique, creative, knowledgeable, professional and approachable.

We love what we do and that's why we do it.



31 Long Acre, Covent Garden WC2E 9LA  
020 7477 2177  
[hello@tavistockbow.com](mailto:hello@tavistockbow.com)  
[tavistockbow.com](http://tavistockbow.com)