



Warwick Court, Bloomsbury, London WC1 5DJ  
*£2,295,000 (Subject to Contract)*

› 2 Bedrooms › 2 Bathroom

**TAVISTOCKBOW**  
RESIDENTIAL







- > Duplex penthouse
- > Boutique development of 5 apartments
- > 2 bedrooms
- > 2 bathrooms
- > Open plan kitchen reception
- > Vaulted ceilings
- > Large terrace off reception space
- > Wooden floors
- > Long leasehold
- > Close to green space

This fabulous penthouse apartment is found in Warwick Court, a pedestrianised enclave of the West End which is nestled between bustling Covent Garden and the tranquil green space of Gray's Inn Gardens.

This bespoke apartment is set over 2 floors. There is a striking open plan kitchen which is of a high specification and finished to the finest detail. The bright

and airy reception space has a dramatic vaulted ceiling and whitewashed wooden floors. The space is bathed with light that filters through a multitude of sky lights. The space leads through to a fantastic private terrace which would be perfect for summer entertaining. The grand principal bedroom has a peaceful outlook onto Warwick Court and has access to its own luxury ensuite bathroom. There is

a period fireplace and double-glazed sash windows. There is a further shower room which services the second bedroom.

Just moments from a multitude of shops and restaurants, as well as being in close proximity to a number of stations, this opportunity offers the best of London right on your doorstep.







### WHAT WE LOVE

Duplex penthouse  
2 bedrooms  
2 bathrooms  
Large outside space  
High specification



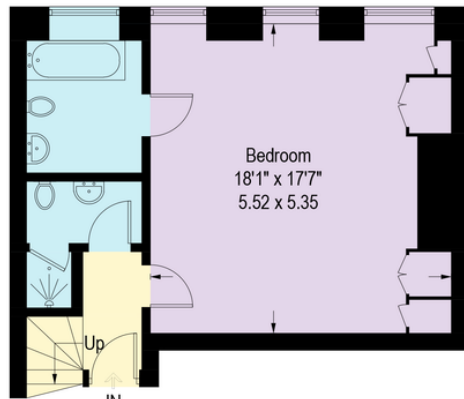
### WHAT YOU NEED TO KNOW

Tenure: Lease is 999 years from and including 1 January 2017 and to and including 31 December 3016. (994 years remaining)  
Ground rent: £500 per annum for the first 25 years of the Term doubling on each subsequent twenty-fifth anniversary of the Term for the first 150 years of the Term  
Lift  
Build warranty  
Borough: Camden

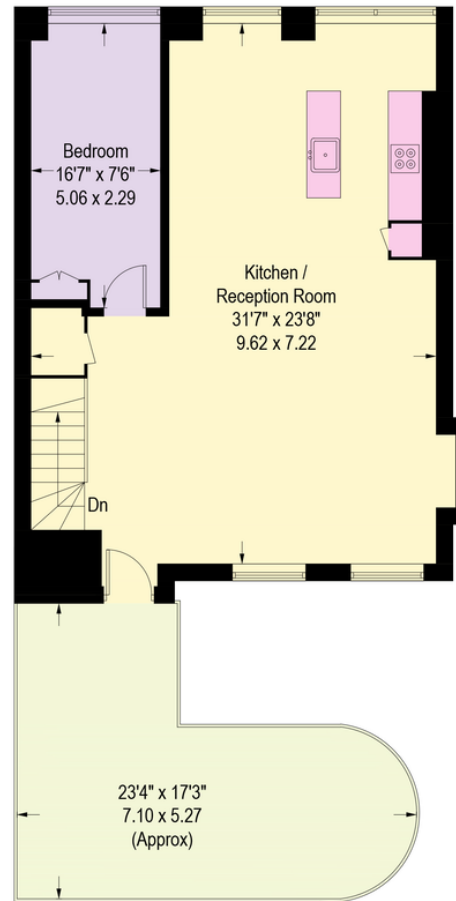
# Floorplan

## Warwick Court, WC1R

Approximate Gross Internal Area = 1227 sq ft / 114 sq m

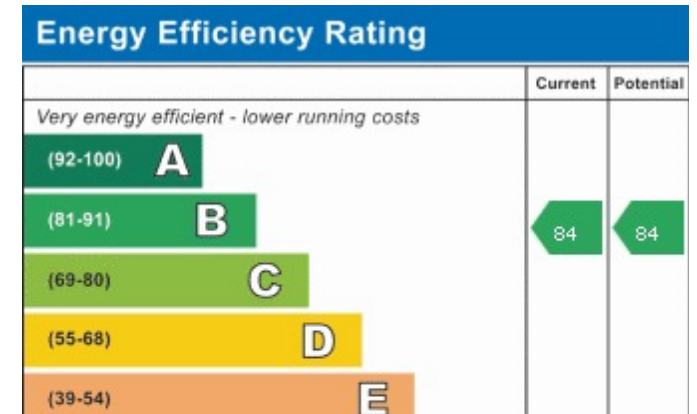


Third Floor



Fourth Floor

# EPC



## 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.

## Contact Us

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