

# 1 Exchange Court

Covent Garden | London WC2



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This well appointed two bedroom apartment is situated on the third floor of 1 Exchange Court, an historic period building originally dating from 1630, latterly redeveloped by The Hadley Group in 2014 to create a boutique scheme of modern apartments in the heart of London's vibrant West End.

This mews-like location, accessed via the Strand or Maiden Lane, is situated adjacent to Covent Garden's famed Piazza, yet offers a quiet and secluded getaway from the hustle & bustle of central London life.







Behind the historic façade and grand entrance, common areas are finished to a high specification in neutral tones and natural materials, offering a welcoming environment for residents & guests. A passenger lift serves all floors.







- Well proportioned lateral apartment
- Two generous double bedrooms
- Family bathroom
- En-suite shower room
- Open-plan reception room / kitchen / dining area
- Third Floor
- Resident's Lift
- Long Leasehold – Approx. 991 years





The apartment offers a feeling of calmness throughout, with a high quality mix of classic and contemporary finishes, all in a modern, neutral palette.





The open plan living & dining area provides an inviting space to relax and entertain, with natural stained timber floors, and a bright contemporary kitchen finished with smart integrated Miele appliances.



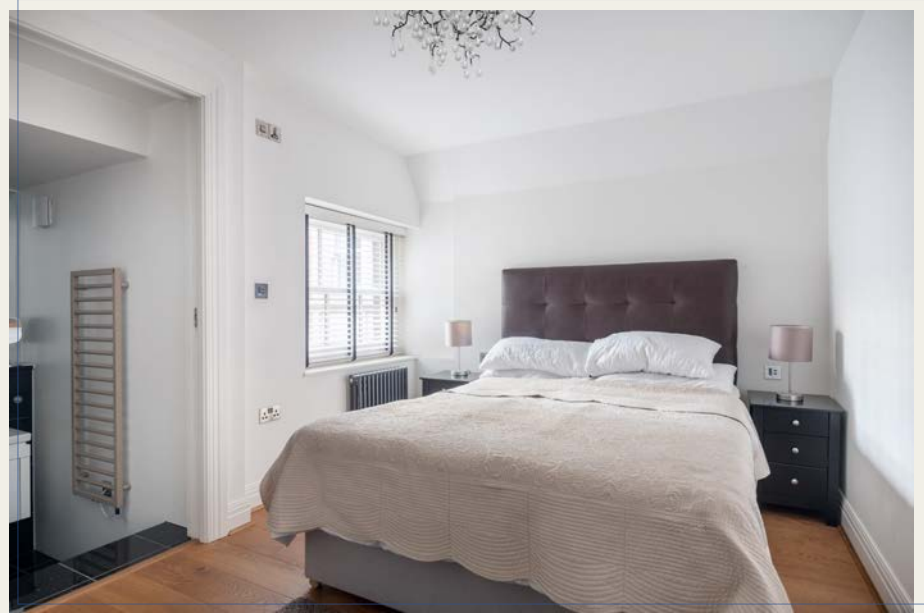




Two generous double bedrooms each offer ample storage space, with an en-suite shower room off of the principal bedroom and a further family bathroom.









Exchange Court is extremely well located, being in the heart of London's vibrant West End, yet this quiet, tucked away corner offers the perfect respite from the hustle & bustle of Central London life.





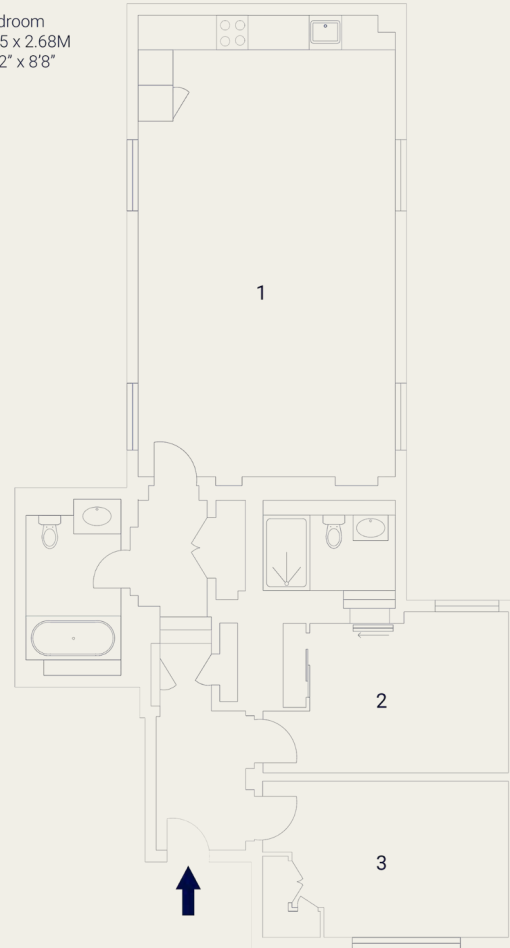
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78   c	79   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Exchange Court, WC2R

Approximate Gross Internal Area 81 sq m / 872 sq ft

Third Floor

- 1 Kitchen / Living / Dining Room  
4.45 x 8.09M  
14'5" x 26'5"
- 2 Bedroom  
4.35 x 2.79M  
14'2" x 9'2"
- 3 Bedroom  
4.35 x 2.68M  
14'2" x 8'8"



neighbourhood guide



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.



Located to the North of the Strand, Exchange Court is close to many iconic London landmarks including Covent Garden, Trafalgar Square, Whitehall, and the River Thames, as well as the wonderful Victoria Embankment Gardens, one of central London's hidden gems.

At one end of you will find the a grand Baroque building originally constructed in 1907 which now houses the Nadler Hotel. The street is also lit by one of the last remaining original gas lamps in London.

In recent years Covent Garden has become a globally recognised centre for culture, retail, dining and entertainment, offering a unique and peerless mix of lifestyle attractions catering to both the domestic and international market.

Residents of Exchange Court are perfectly positioned to travel and explore London on foot, with the West End, Mayfair, the South Bank, River Thames and many of London's wonderful parks and open spaces within easy reach, with tube services from nearby Covent Garden, Leicester Square & Charing Cross Stations, as well as river boat services from Embankment Pier.

Some of London's top educational institutions such as Kings College, University College London and the London School of Economics & Political Science (LSE).







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## **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.



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