



Turner House, Exchange Court, Covent Garden WC2H
£1,150,000 (Subject to Contract)

› 2 Bedrooms › 2 Bathroom

TAVISTOCKBOW
RESIDENTIAL



- › 2 bedroom apartment
- › 2 bathrooms
- › South/West facing balcony
- › Separate kitchen
- › Fourth floor
- › Lift
- › Concierge
- › Central Covent Garden Location
- › Bright aspect
- › Quiet

This very bright 2 bedroom, 2 bathroom apartment is set on the fourth floor (with lift) of Turner House, an ever popular residential building in the heart of Covent Garden. The apartment benefits from a south/west facing balcony which is accessed through French doors. The reception room is filled with light and has fabulous wooden floors. There is a separate fully fitted kitchen

which has views across to the Adelphi Theatre. The principle bedroom faces east and has excellent storage plus its own ensuite bathroom. There is a guest bedroom and a further family shower room.

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.

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.

WHAT WE LOVE

- Bright double aspect
- 2 good sized bedrooms
- 2 bathrooms
- Concierge
- Lift

WHAT YOU NEED TO KNOW

- Annual service charge of £5629.24
- Ground rent of £250
- Leasehold. 101 years remaining
- Westminster band H
- £3,848.90



Floorplan

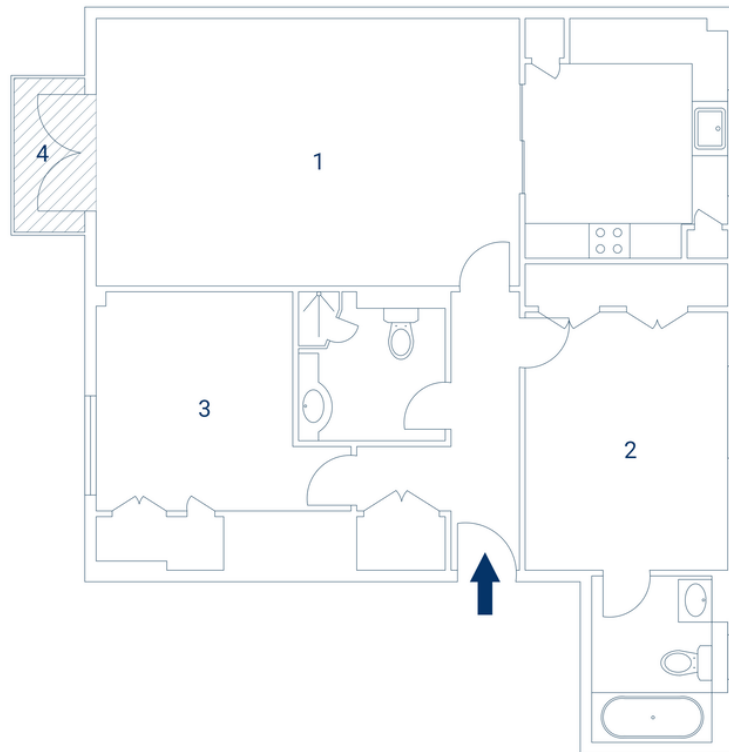
Exchange Court, WC2R

Approximate Gross Internal Area 72 sq m / 775 sq ft

Excluding External Balcony of 2 sq m / 21 sq ft

Fourth Floor

1 Living / Kitchen / Dining 8.97 x 3.74M 29'4" x 12'2"	2 Bedroom 2.79 x 4.33M 9'1" x 14'2"	3 Bedroom 3.61 x 3.91M 11'8" x 12'8"	4 Balcony 1.03 x 2.02M 3'3" x 6'6"
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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.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		

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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