

**For Sale**



## People Make Places



**Garrick Street, Covent Garden WC2**

2 bedrooms | 1,039 sq ft

**£1,750,000**





This well appointed two bedroom, two bathroom apartment is situated on the third and fourth floors of 18 Garrick Street, an historic period building of architectural interest and immense character located opposite Covent Garden's distinguished Garrick Club.

#### What you need to know

- Two bedrooms
- Two bathrooms
- Duplex
- Roof terrace (not demised)
- Third & fourth floors (no lift)
- Open plan living space
- South-west facing
- Central Covent Garden location
- Moments from the Piazza
- Small residential block







### Overview

This bright, well-proportioned duplex apartment offers a sense of calmness throughout. Being at the top of the building and with south-westerly aspect, the open plan primary living space benefits from a huge amount of natural light. There is access to a (currently un-demised) roof terrace which has commanding views over the rooftops toward numerous surrounding landmarks.

Garrick Street is extremely well located, being in the heart of London's vibrant West End, close to Covent Garden's Piazza with its street performers, high-end boutiques and numerous bars & restaurants. Nearby New Row offers a more village-like vibe with a number of cafes and independent shops & eateries, leading to St. Martin's Lane, home of the Colosseum and Prince of Wales Theatres, as well as the Ian Schrager designed St. Martin's Lane Hotel.





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 Garrick Street 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.

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







#### WHAT WE LOVE

- Top two floors
- Roof terrace (not demised)
- Great natural light
- Beautiful period building
- Central Covent Garden location.

#### WHAT YOU NEED TO KNOW

- City of Westminster
- Band G £1,440.22
- Leasehold - 99 years
- Annual service charge of £4,000
- Ground rent £0



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# People Make Places

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We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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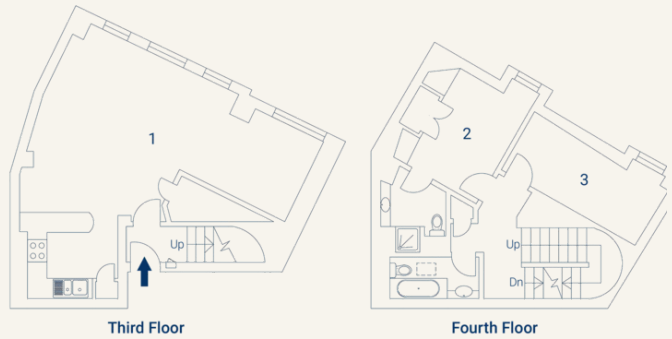
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
<small>WWW.EPC4U.COM</small>			

## Garrick Street, WC2

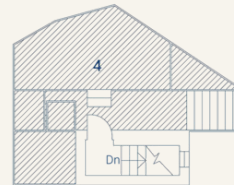
Approximate Gross Internal Area 96 sq m / 1039 sq ft  
Excluding External Terrace (Not Demised) of 23 sq m / 247 sq ft

1 Living / Kitchen / Dining 8.34 x 8.17M 27'3" x 26'8"	2 Bedroom 3.34 x 3.43M 10'9" x 11'2"	3 Bedroom 4.76 x 2.33M 15'6" x 7'6"	4 Terrace (Not Demised) 6.90 x 5.50M 22'6" x 18'0"
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Third Floor

Fourth Floor



Roof Terrace (Not Demised)

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

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