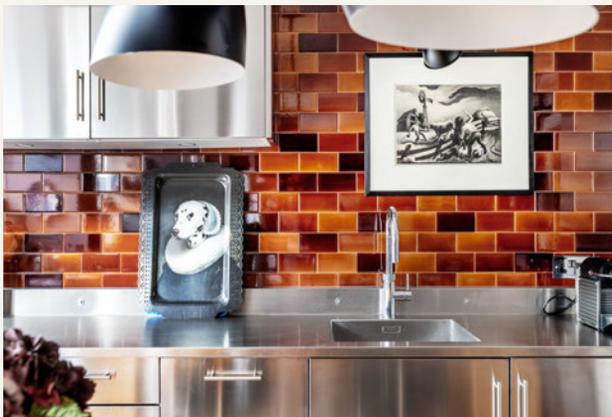


For Sale



People Make Places



Shorts Gardens, Seven Dials WC2

1 bedroom | 592 sqft

£975,000

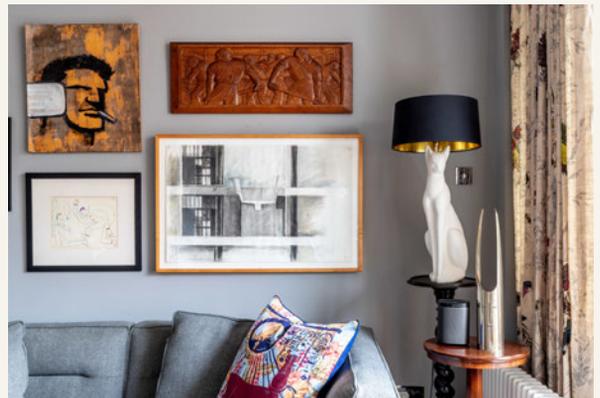




This third floor lateral apartment is located within the sought after Thomas Neal's centre, a landmark mixed-use warehouse conversion in the centre of Seven Dials. Finished in a contemporary style, the open plan living space opens onto a private balcony overlooking the cobbled street below.

What you need to know

- Warehouse Apartment
- One Bedroom
- Private Balcony
- Contemporary Finish
- Timber Floors Throughout
- Third Floor (with Lift)
- Recently Refurbished
- Leasehold - 69 Years Unexpired
- Service Charge - £6,218 PA
- Ground Rent - £150.00 PA





Overview

This fantastic one bedroom lateral apartment has been the subject of recent meticulous refurbishment to an exceptional standard, and located on the top (third) floor of Seven Dials' most sought after residential building.

The well-proportioned open plan living space features full height glazed doors opening onto a good-sized private balcony, a rarity in this location. The open plan kitchen has an industrial feel, with handsome stainless steel fronted units and worktops accented with warm glazed metro tiles. A dining area dissects the kitchen and living spaces.

The generous bedroom features well considered bespoke joinery providing ample storage, and being situated to the rear of the building away from the street, creates a quiet space to sleep despite it's incredibly central location.

The bathroom is again finished in a contemporary style, with high quality fixtures & fittings including the application of handsome marble to walls & floor.





The Thomas Neal's Centre is an historic conversion of a former fruit & vegetable warehouse at the very centre of Seven Dials, benefitting from 24 hour on-site security and featuring only eight individual apartments which are rarely available on the open market.

Shorts Gardens is one of seven cobbled streets located off Seven Dials' historic sundial, with the area being home to a multitude of independent retailers, restaurants, cafes as well as Seven Dials Market, a fantastic indoor street food market with a great selection of independent food vendors. Other local institutions include Monmouth Coffee, The Covent Garden Hotel and Neal's Yard.

Seven Dials retains a village feel in the heart of London's West End, with its cobbled streets, historic architecture and laid back vibe, yet the theatres, shopping and restaurants of Covent Garden or a short stroll south and the nightlife and culture of Soho only a few minutes' walk to the West.



People Make Places

London is collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

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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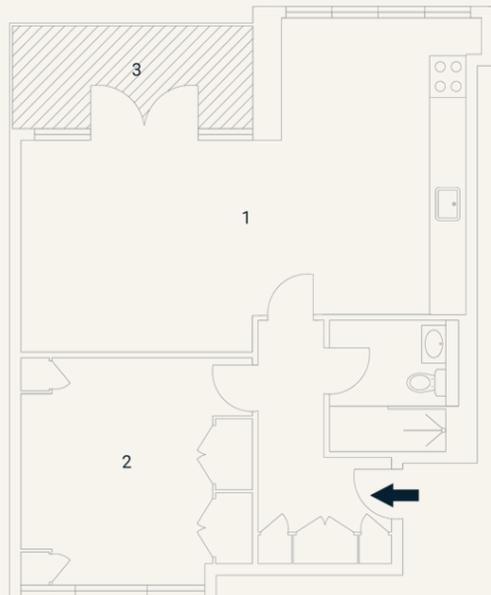
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	
<small>WWW.EPC4U.COM</small>			

Short's Gardens, WC2

Approximate Gross Internal Area 55 sq m / 592 sq ft
Excluding External Balcony of 8 sq m / 86 sq ft

Third Floor

1 Living / Kitchen / Dining	2 Bedroom 3.70 x 3.60M 12'1" x 11'8"	3 Balcony 3.90 x 2.00M 12'7" x 6'5"
6.80 x 5.21M 22'3" x 17'0"		



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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