

For Sale



## People Make Places



Garrick House, St. Martin's Lane WC2

3 bedrooms | 797 sq ft

£1,095,000





A bright, airy and well-proportioned three bedroom apartment situated on the fourth floor of this modern portered block at the northern end of St. Martin's Lane, moments from Covent Garden, Seven Dials village and the bright lights and buzz of Leicester Square.

#### What you need to know

- Three bedrooms
- Two bathrooms (one en-suite)
- Separate kitchen
- Good natural light
- Close to both Covent Garden & Seven Dials
- Fourth floor (with lift)
- Weekday porter
- Leasehold - approx. 971 years
- Service Charge £5102.35 per annum
- Ground rent £250 per annum





### Overview

With generous full-width picture windows overlooking St. Martin's Lane and its upper floor position, this apartment benefits from fantastic natural light and a feeling of openness, further enhanced by neutral decor and pale flooring throughout.

The neutral palette continues in the separate kitchen which has been recently updated with contemporary high gloss units, contrasting oiled timber worktops, glass splash backs and attractive ceramic floor tiles. Bathrooms are also finished with modern fixtures and contemporary finishes.

Garrick House is well located on Covent Garden's western border of St. Martin's Lane, a bustling thoroughfare linking Seven Dials with Trafalgar Square and a gateway to the wider West End. This bustling boulevard offers a cafe culture reminiscent of continental cities, the Ian Schrager designed St. Martin's Lane Hotel, numerous restaurants including vegan favourite Mildred's and the legendary J. Sheekey.





It also boasts numerous cultural venues including The Duke of York's and Noel Coward theatres and the London Coliseum, home of the English National Opera, as well as some wonderful pedestrianised streets with a true village atmosphere such as New Row and Cecil Court.

Nearby Covent Garden offers some of the capital's finest restaurants and retailers, not to mention world class cultural attractions in the form of the Royal Opera House and numerous theatres, museums and galleries. Educational powerhouses The London School of Economics, King's College and University of London all have major campuses nearby, making the neighbourhood an ideal home for culture vultures and students alike.

\*furnished images are digitally enhanced for indicative purposes only



# 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.

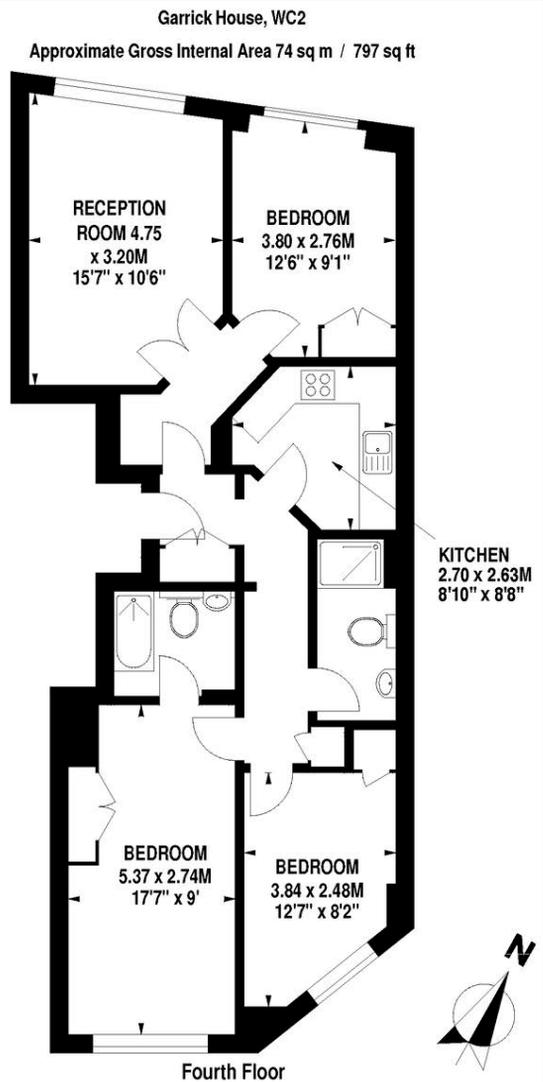
And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

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

MISINTERPRITATION ACT [COPYRIGHT] DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) of this property whose agents thy are, given notice that: 1. These particulars do not constitute, not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Tavistock Bow Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989, Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentation Act 1991; These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Follow us:     @tavistockbow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan produced for Tavistock Bow by Mays Floorplans ©. Tel 020 3397 4594 Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

**tavistockbow**

21 New Row, Covent Garden,  
London, WC2N 4LE

t: 020 7477 2177  
e: hello@tavistockbow.com  
w: tavistockbow.com

**Garrick House, St. Martin's Lane WC2**

