

For Rent



People Make Places



Bedfordbury, Covent Garden WC2

2 bedrooms | 1,205 sq ft

£1,200 pw





Set in an award-winning residential development in Covent Garden, this two double bedroom apartment is spread over two floors with ample living space. A private terrace leads off the master bedroom, while the building benefits from a weekday porter. Available early November, furnished.

What you need to know

- Two double bedrooms
- Duplex apartment
- Weekday porter
- High end finish
- Private terrace area
- Available Early November
- Furnished
- Two bathrooms
- Guest cloakroom
- Close to Leicester Square & Charing Cross Stations





Overview

Set in an award-winning residential development that offers relaxed and contemporary living, this two-bedroom apartment is split over two floors separating the living and sleeping areas. Stunning dark wood parquet floors, LED lighting and Italian kitchens all create a high-end finish that is modern yet inviting. Entering the apartment into the hallway, there is a guest cloakroom and entrance into the reception room with a sleek-looking kitchen fitted down one side. An additional room leads off from the reception room, providing flexible accommodation or an ideal home office. Downstairs on the ground floor are two double bedrooms, both fitted with ample storage and carpet. The master bedroom leads onto a private terrace area with enough space for a small bistro table and chairs and its ensuite bathroom comes complete with a separate shower and bathtub. A further guest shower room is located on the same floor. The building is also serviced by a weekday porter.

Bedfordbury lies discreetly between Covent Garden Piazza and St Martin's Lane. Its convenient location gives access to several





transport links easily reached on foot. Underground services are available at nearby Covent Garden (Picadilly Line), Leicester Square (Northern and Piccadilly Lines) and Charing Cross (Bakerloo and Northern Lines), which also offers mainline services across and out of London. Mayfair, St James's and Soho are also all within walking distance too.

The apartment is available in November on a furnished basis. Subject to contract and satisfactory references, the landlord offers a one year lease with a mutual rolling six-month break clause. Westminster Council tax G.



People Make Places

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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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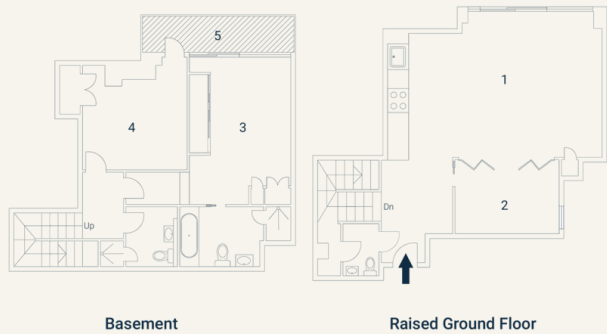
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hop House, WC2

Approximate Gross Internal Area 112 sq m / 1205 sq ft
Excluding External Terrace of 5 sq m / 53 sq ft

1 Living / Kitchen 6.88 x 4.47M 22'5" x 14'6"	2 Dining 3.30 x 2.44M 10'8" x 8'0"	3 Bedroom 4.64 x 3.33M 15'2" x 10'9"	4 Bedroom 3.96 x 3.42M 12'9" x 11'2"
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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.

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