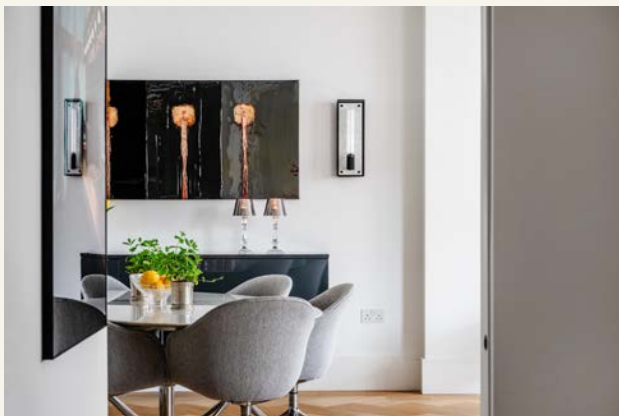


*tavistockbow*

**For Sale**



## People Make Places



**Kean Street, Covent Garden WC2**

loft apartment | 1,137 sq ft

**£1,880,000**





A thoughtfully designed and immaculately presented lateral loft located on the third floor of this handsome converted warehouse on the edge of Covent Garden, benefitting from concierge, lift and a private balcony.

#### What you need to know

- Elegant Loft Apartment
- Private Balcony
- Air Conditioning
- Underfloor Heating Throughout
- Two Bathrooms
- Concierge
- Direct Lift Access
- Long Leasehold - 975 Years
- Service Charge: £6795.44 per annum
- Ground Rent: £500 per annum



**Kean Street, Covent Garden WC2**



### Overview

This elegant loft apartment is situated on the third floor of 9 Kean Street, a popular warehouse conversion originally developed in the early 2000's on a quiet street in Covent Garden.

Fantastic lateral space offers flexible accommodation, originally designed as a two-bedroom apartment but now arranged primarily as open plan living space with one large bedroom suite and a private balcony.

Generous ceiling heights and full height full width windows create a sense of space and volume, with a modern and fully bespoke specification plus the benefit of a private balcony overlooking the rear.





Kean Street is a quiet spot just off the south end of Drury Lane behind design emporium the Aram Store, affording easy access to the bustle and life of Covent Garden, or just a few minutes to the east, the tranquility and open space of Lincoln's Inn Fields, one of central London's largest garden squares.

Covent Garden residents have access to 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.





Nearby Holborn is a bustling area that effortlessly combines heritage and culture, history and modernity. An eclectic mix of modern office buildings and elegant Georgian architecture with the imposing Gothic-style Royal Courts of Justice at the centre of the City's legal district, and the Sir John Soane's Museum a hidden gem for art & architecture enthusiasts.

Both Holborn & Covent Garden tube stations are only a few minutes walk away, as well as riverboat services from Embankment Pier that can be found just south of The Strand.



**Kean Street, Covent Garden WC2**

# People Make Places

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

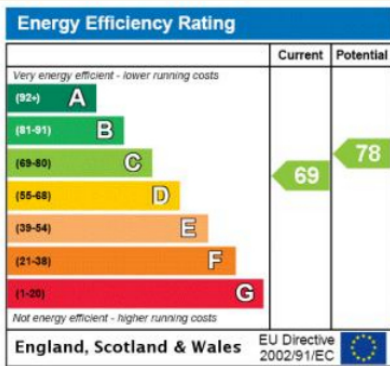
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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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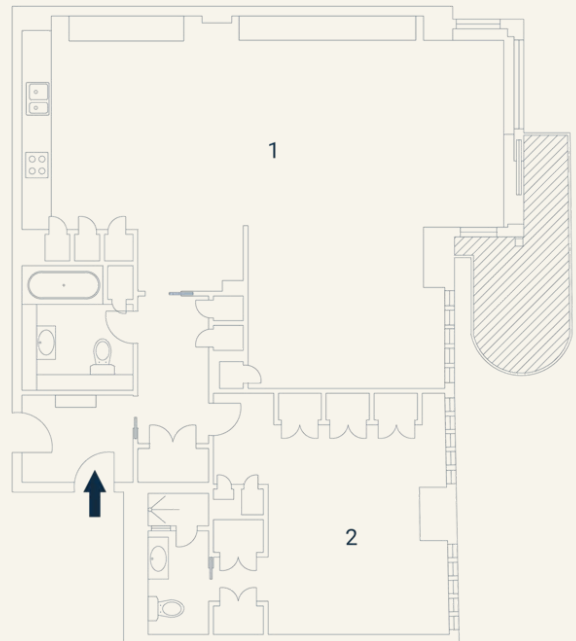


Kean Street, WC2

Approximate Gross Internal Area 106 sq m / 1137 sq ft  
Excluding External Balcony Of 17 sq m / 182 sq ft

Third Floor

1 Living / 2 Bedroom  
Kitchen / 4.85 x 4.55M  
Dining 15'2" x 14'2"  
10.2 x 7.70M  
33'4" x 25'2"



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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