

*tavistockbow*

**For Sale**



## People Make Places



**Bedfordbury, Covent Garden WC2**

3 bedrooms | 1,402 sq ft

**£2,550,000**





This fantastic three bedroom triplex apartment is located between St. Martin's Lane and Covent Garden's iconic Piazza. Recently remodelled to a very high standard, the mix of generous proportions, light filled spaces and well considered finishes create a truly unique West End home.

#### What you need to know

- Three Bedroom Triplex
- Recently Refurbished
- Bright Open Plan Living Space
- Generous Ceiling Heights
- Two Bathrooms
- Envious Location
- Fantastic Natural Light
- Unique West End Home
- Leasehold Approx. 968 Years
- Service Charge: £1,215.11 per annum incl. Ground Rent







### Overview

Arranged over the upper floors of this handsome period building, the apartment features attractive wood panelling and high quality timber floors throughout, with windows facing east and west allowing great natural light and an elevated outlook along Chandos Place. The uppermost floor features a fantastic open plan living space with wonderful vaulted ceiling and skylight enhancing the sense of space and volume.

On the second floor is a generous sized principal bedroom with en-suite bathroom and dressing area. There are a further two double bedrooms and a good-sized separate shower room. The apartment is located at the southern end of Bedfordbury, a quiet street linking new Row with Chandos Place and within easy reach of The Strand, Trafalgar Square and the north bank of the Thames.





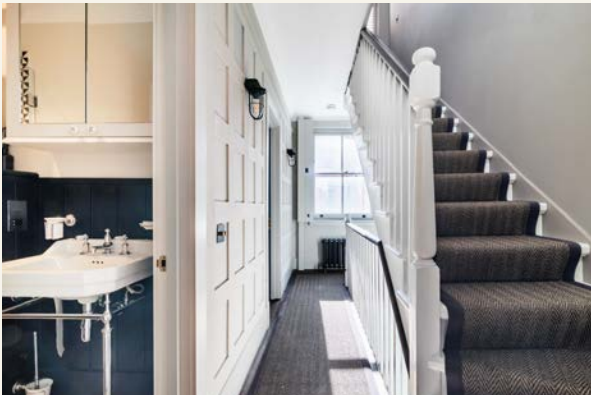
Covent Garden residents have access to some of the capital's finest restaurants and retailers, not to mention world class cultural attractions in the form of the Royal Opera House and numerous theatres, museums and galleries.

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.

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







Covent Garden, Embankment, Charing Cross and Leicester Square tubes are only a few moments away, with mainline railway services from Charing Cross and the Thames Clipper riverboat service from nearby Embankment Pier. The Southbank is also within easy reach being only a short stroll across Hungerford Bridge, as well as the pleasant green open space of Victoria Embankment Gardens.



# 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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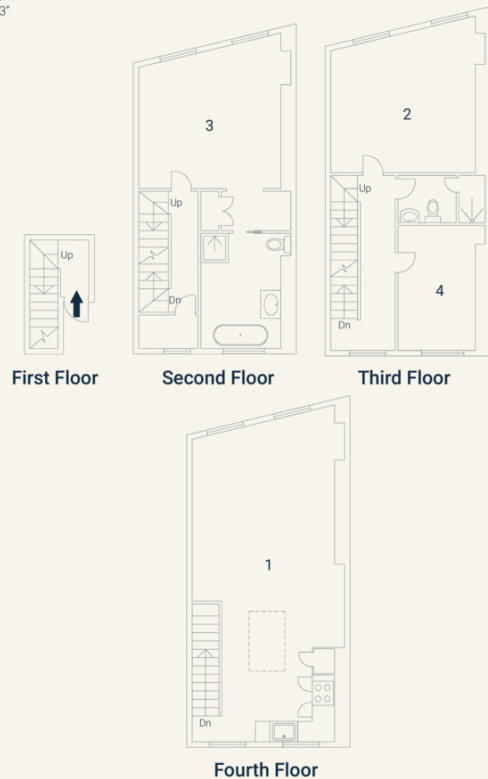
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>72 C</b>
55-68	<b>D</b>	<b>67 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Bedfordbury, WC2

Approximate Gross Internal Area 132 sq m / 1420 sq ft

1 Living / Kitchen / Dining 9.17 x 4.38M 30'0" x 14'3"	2 Bedroom 4.53 x 4.39M 14'8" x 14'4"	3 Bedroom 4.50 x 4.44M 14'7" x 14'5"	4 Bedroom 3.18 x 2.55M 10'4" x 8'3"
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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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