

# 1 Betterton Street

Covent Garden | London WC2



| *tavistockbow*

This striking townhouse is located with Covent Garden's Seven Dials Conservation Area and seamlessly merges history with modernity to create a truly unique contemporary home in the heart of London's West End.









In its current guise, this handsome former drapery has an air of New York Brownstone to it, having undergone comprehensive modernisation and reconfiguration in recent years.

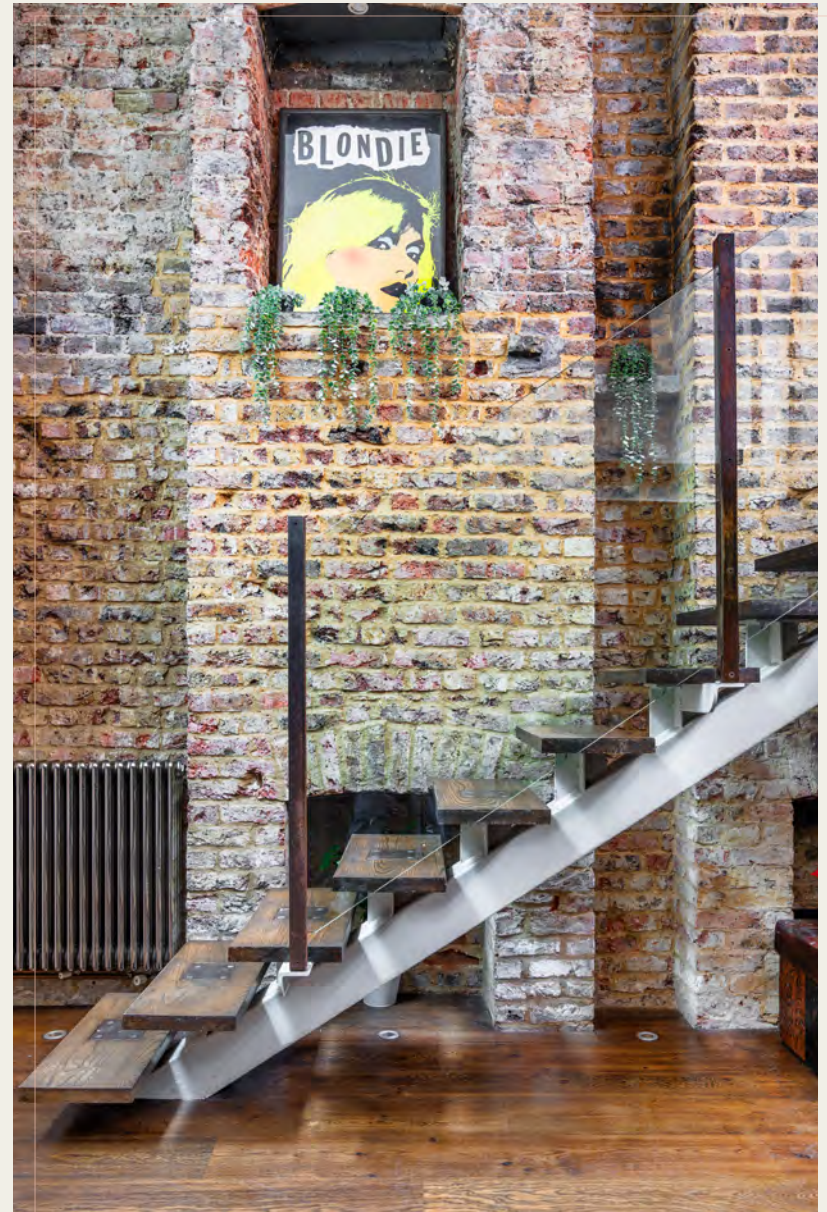




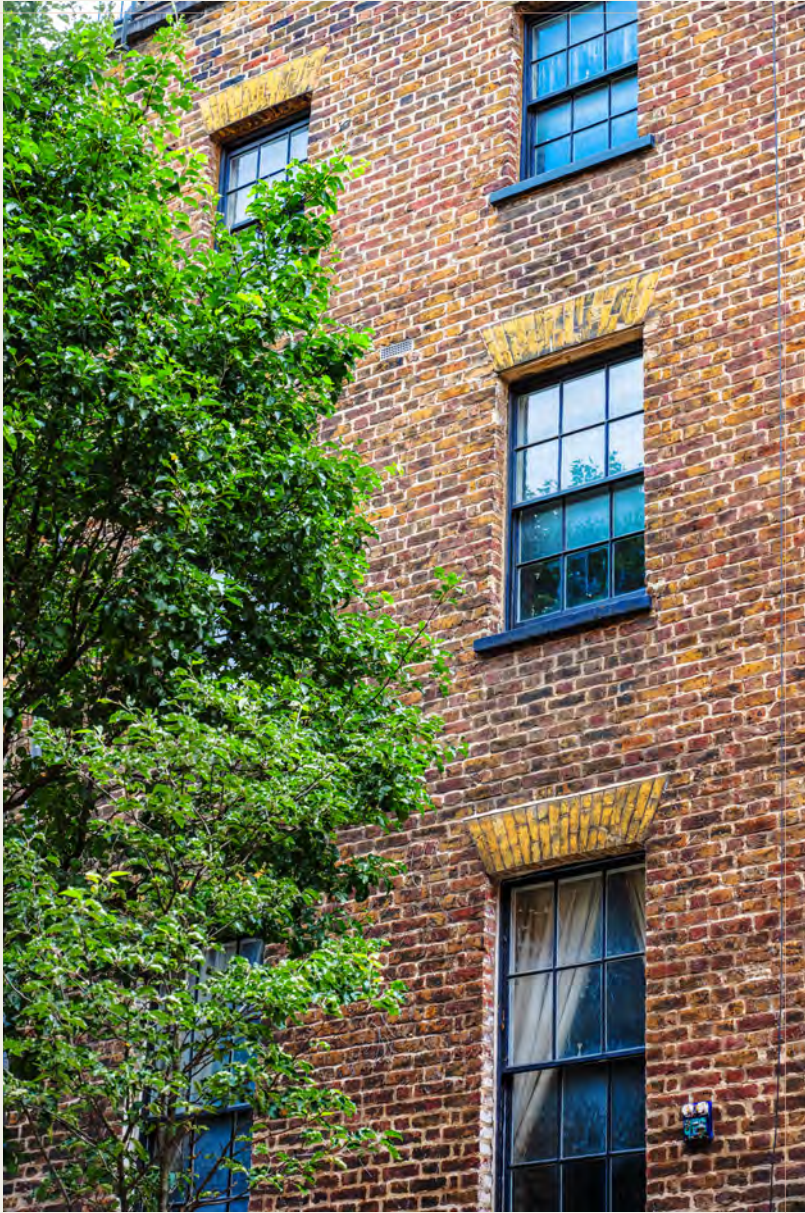


## Features

- Striking Contemporary Townhouse
- Flexible Accommodation
- Two, Three or Four Bedroom Configuration
- Three Bathrooms
- Two Terraces
- Double Height Open-Plan Living Space
- Exposed Brickwork
- Structured Cabling Throughout
- 1927 Sqft.
- Freehold







A modern specification, architectural flourishes and both classic and contemporary finishes blend with traditional painted joinery and panelling plus the warm weathered patina of the wonderful original brickwork exposed throughout the home.



Carefully considered placement of rooflights along with generous windows allow natural light into the primary living spaces, enhancing the sense of space and volume.



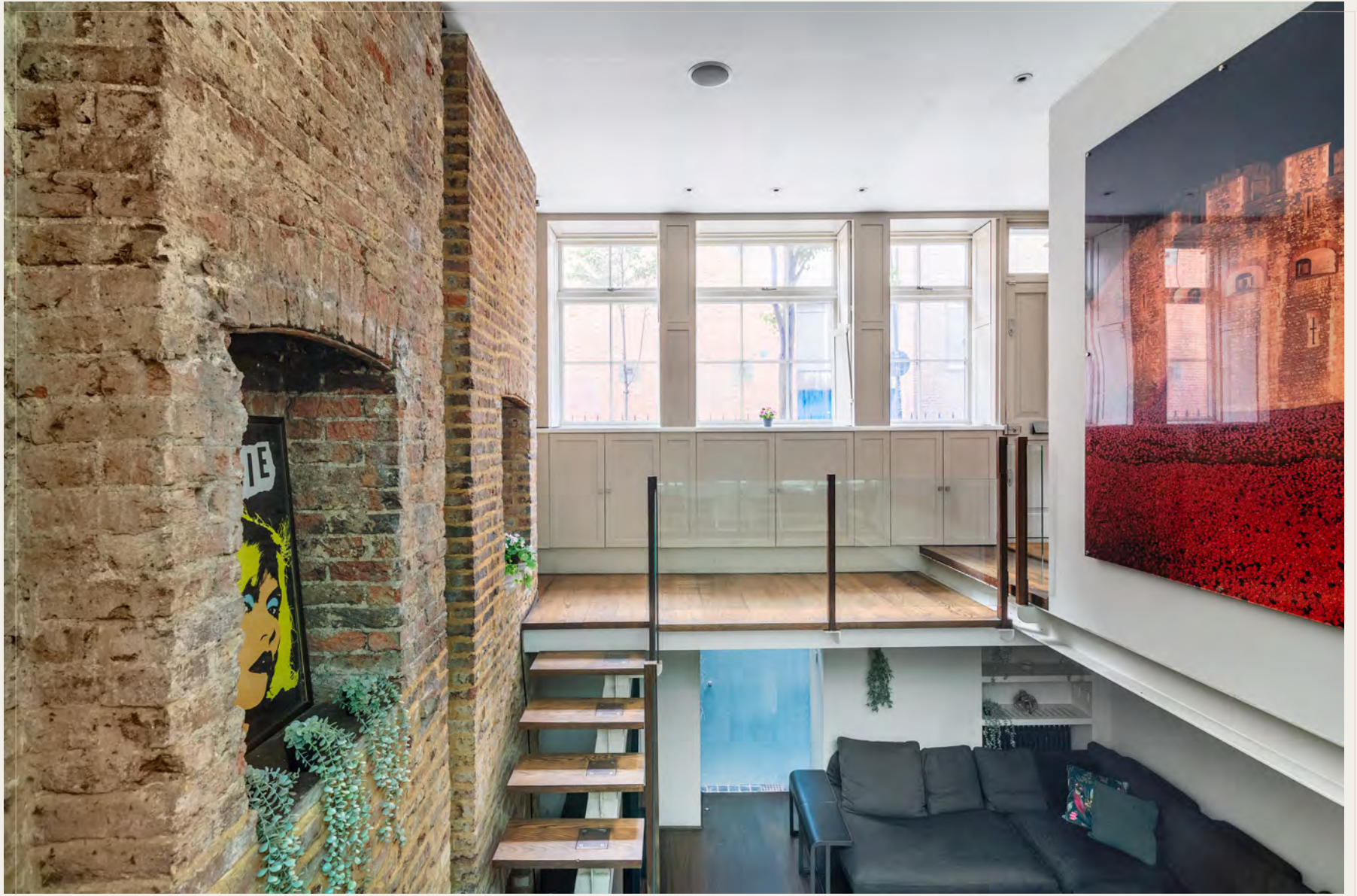






The primary living spaces have been created around a central double height atrium, with a dining area situated on the mezzanine level and a wonderful contemporary kitchen and snug on the lower level.

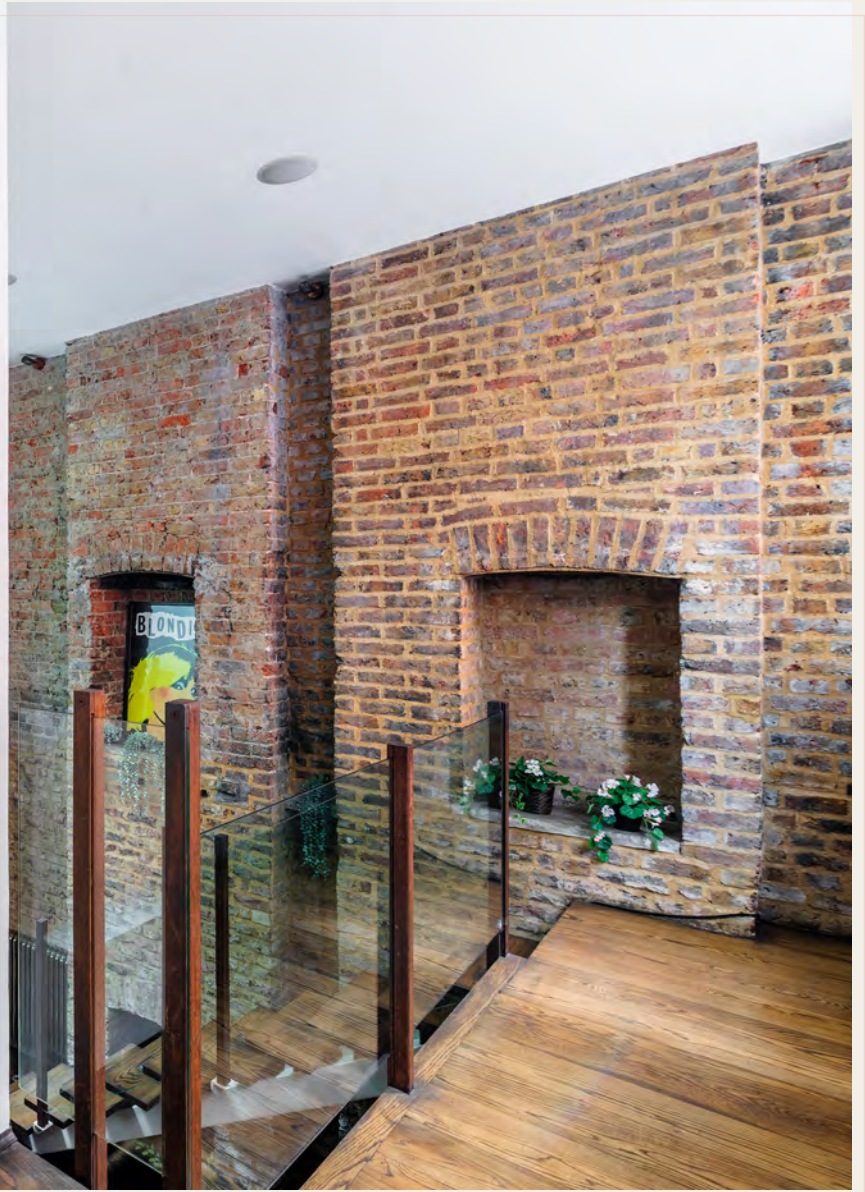
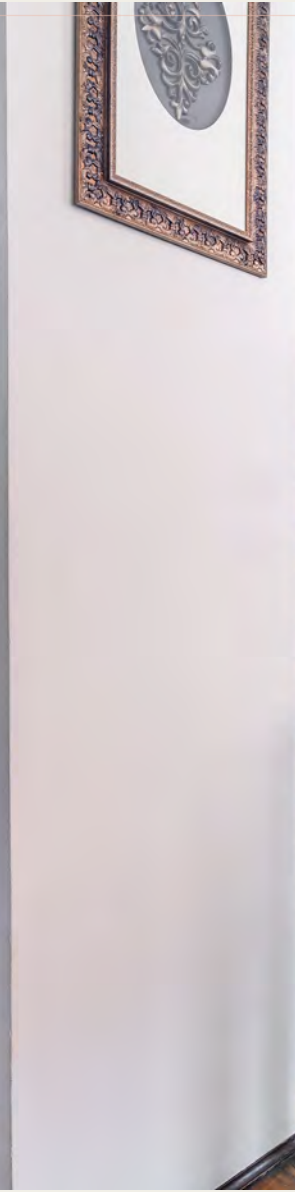










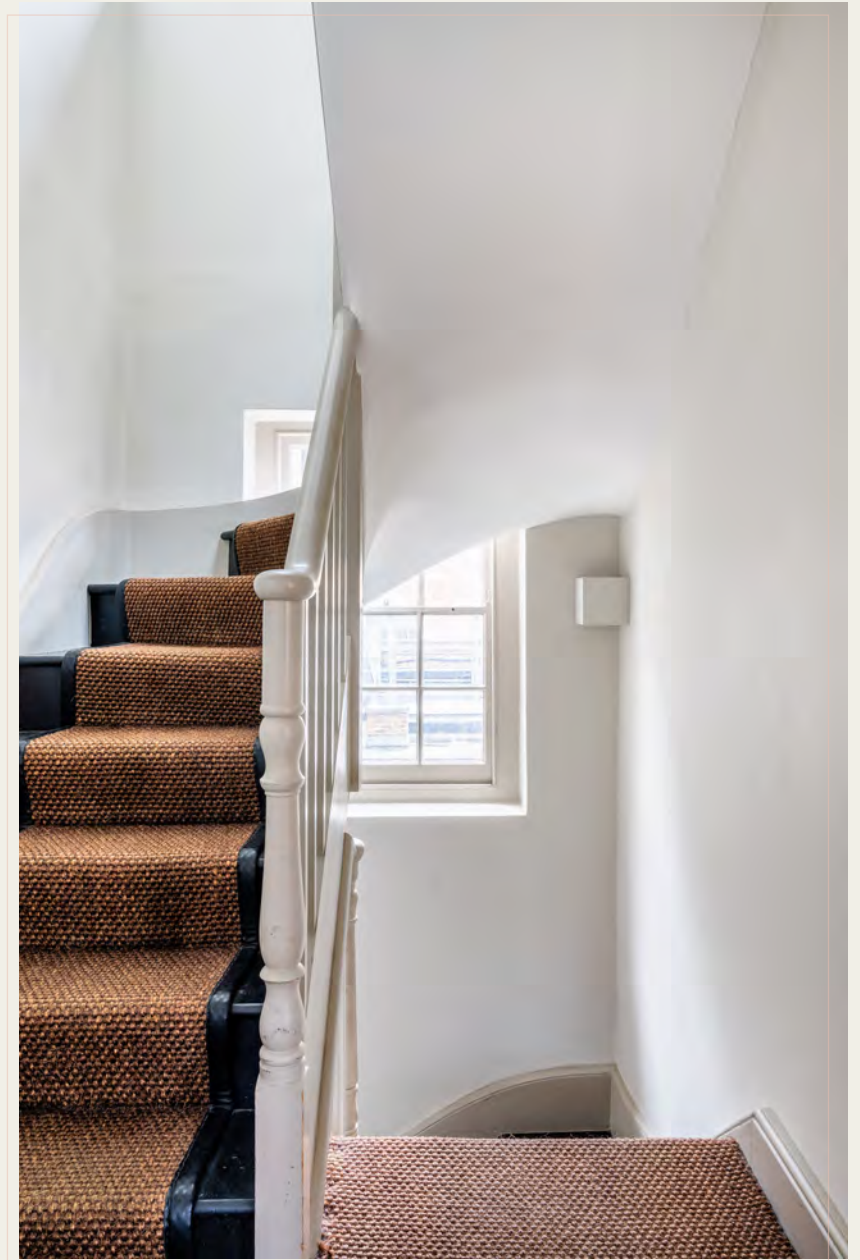




A modern architect designed open-tread timber & steel staircase links the lower level with the ground floor, with a more traditional staircase linking the remaining three floors.















Bedrooms are presented in a more classic style, with a mix of materials including lovely painted joinery, walls with timber panelling and original timber floors.

All bathrooms have been remodelled in recent years in a classic contemporary style with neutral tones and mix of natural stone and tiled finishes.

The shower & laundry rooms located under the pavement vaults on the lower ground floor are presented in their original London stock brickwork.







There are two private terraces on the second and third floors providing usable outside space, a rarity in West End homes.







## Seven Dials

Seven Dials is a collection of cobbled streets arranged around the historic sundial and originally developed by Thomas Neale in the early 1690's with a view to attracting affluent residents, however for much of its early history it was full of gin shops and ne'er-do-wells, with a pub on every corner (only The Crown remains today) and a series of interconnecting tunnels between each, perfect for a quick escape.

The area became regarded as somewhat of a slum, even referenced by the great Charles Dickens himself.

Nowadays Seven Dials delivers a village feel much closer to Neale's original vision. The eclectic mix of cobbled streets, historic architecture, colourful buildings, independent boutiques, theatres, restaurants, coffee shops and of course the iconic sundial give the area a unique atmosphere within London's buzzing West End.



## Covent Garden

Covent Garden is globally recognised as London's premier cultural, retail, leisure & entertainment destination. Notable restaurants include Balthazar, The Ivy Market Grill and Sushi Samba, as well as the much lauded Frenchie, Oystermen, Cora Pearl and Taiwan's legendary Din Tai Fung.

The Royal Opera House dominates the piazza with world renowned residents the Royal Ballet & Royal Opera, plus many of the world's most popular stage shows can be found at the numerous theatres within a few minutes walk.

Hidden away between Henrietta Street & King Street is the quiet public space of St. Paul's Church gardens, providing the perfect antidote to the hustle & bustle of the Piazza.

The open space of Embankment Gardens and the river Thames only a short stroll across the strand, and the Southbank just a short trip across the river via either Waterloo or Hungerford Bridge.





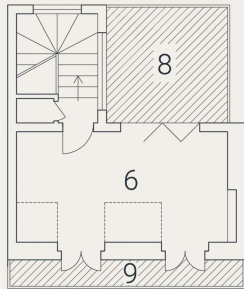
# floorplan

Betterton Street, WC2

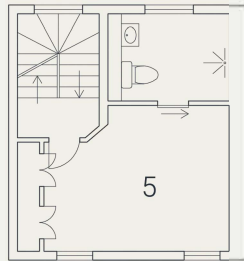
Approximate Gross Internal Area 179 sqm/ 1927 sq ft

Excluding External Terrace and Balconies of 18 sqm/ 194 sq ft

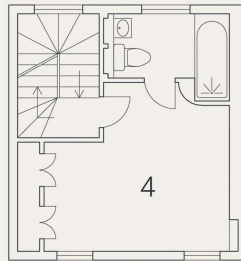
1 Living/ Dining/ Kitchen 7.35 x 4.96M 24'1" x 16'3"	2 Dining 5.21 x 2.16M 17'1" x 7'1"	3 Living 5.36 x 4.87M 17'7" x 16'	4 Bedroom 4.60 x 3.73M 15'1" x 12'3"	5 Bedroom 4.62 x 3.31M 15'2" x 10'10"
6 Bedroom 4.87 x 2.51M 16' x 8'3"	7 Terrace 4.72 x 1.73M 15'6" x 5'8"	8 Terrace 2.83 x 2.63M 9'3" x 8'8"	9 Balcony 4.95 x 0.60M 16'3" x 2'	



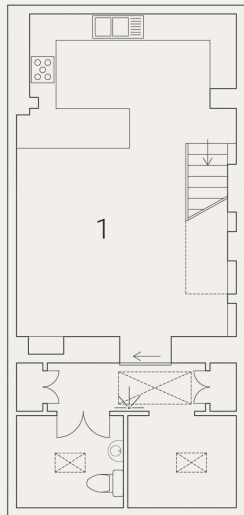
Fourth Floor



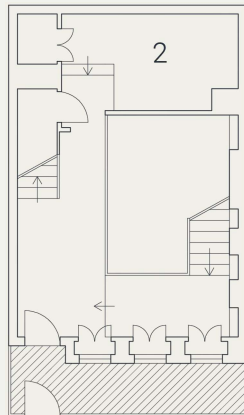
Third Floor



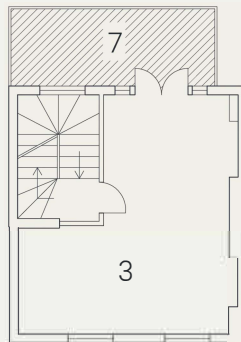
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.



# epc



# terms

- Tenure | Freehold
- Service Charge | £N/a
- Ground Rent | £N/a

# guide price

**£2,750,000 subject to contract**



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## **about us**

Tavistock Bow is an independent residential agency & consultancy based in London's vibrant West End.

We are niche, boutique, creative, knowledgeable, professional and approachable.

We love what we do and that's why we do it.



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