

*tavistockbow*

**For Sale**



## **People Make Places**



**Exchange Court, Covent Garden WC2**

2 bedrooms | 656 sq ft

**£999,950**







A bright two bedroom, two bathroom apartment on the second floor of this popular residential building located on a quiet side street moments from Covent Garden's Piazza. Features include a private south/west facing balcony and daytime concierge.

#### What you need to know

- Two Bedrooms
- Two Bathrooms
- South/West Facing Balcony
- Separate Kitchen
- Second Floor
- Lift
- Concierge
- Leasehold - 99 Years Remaining
- Service Charge £5,000 per annum
- Ground Rent £250





### Overview

The apartment's well-proportioned main living space is filled with light from the generous windows and French doors facing southwest, benefitting from timber floors and a separate, modern kitchen. The principal bedroom features excellent storage plus an en-suite bathroom, with the additional double bedroom having access to a family shower room. The property offers an excellent opportunity for an incoming purchaser modernise and create a well located yet quiet West End home, pied-a-terre or rental investment.

Exchange Court is extremely well located, being in the heart of London's vibrant West End, yet this quiet, tucked away corner offers the perfect respite from the hustle & bustle of Central London life.

Located to the North of the Strand, Exchange Court is close to many iconic London landmarks including Covent Garden, Trafalgar Square, Whitehall, and the River Thames, as well as the wonderful Victoria Embankment Gardens, one of central London's hidden gems.







At one end of you will find a grand Baroque building originally constructed in 1907 which now houses the Nadler Hotel. The street is also lit by one of the last remaining original gas lamps in London.

In recent years Covent Garden has become a globally recognised centre for culture, retail, dining and entertainment, offering a unique and peerless mix of lifestyle attractions catering to both the domestic and international market.

Residents of Exchange Court are perfectly positioned to travel and explore London on foot, with the West End, Mayfair, the South Bank, River Thames and many of London's wonderful parks and open spaces within easy reach, with tube services from nearby Covent Garden, Leicester Square & Charing Cross Stations, as well as river boat services from Embankment Pier.

Some of London's top educational institutions such as Kings College, University College London and the London School of Economics & Political Science (LSE).



# People Make Places

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

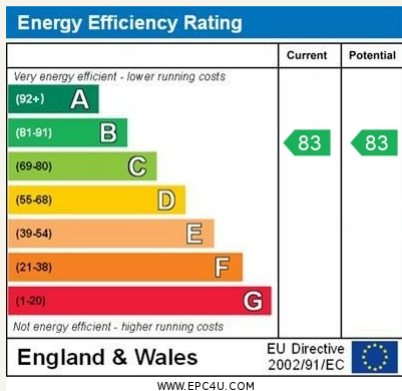
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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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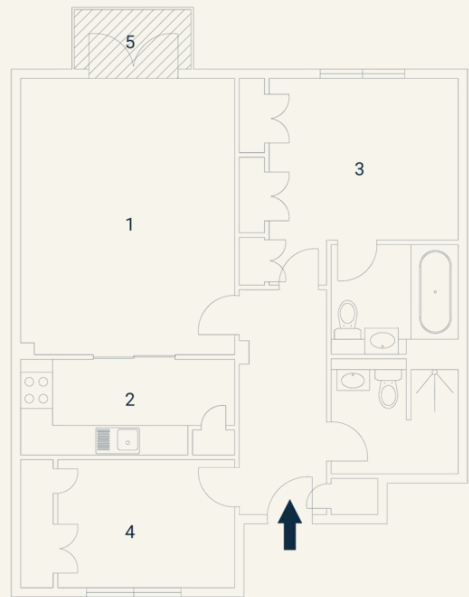


## Turner House, WC2

Approximate Gross Internal Area 61 sq m / 656 sq ft  
Excluding External Balcony of 2 sq m / 21 sq ft

### Third Floor

1 Living / Dining 4.78 x 3.72M 15'6" x 12'2"	2 Kitchen 3.72 x 1.61M 12'2" x 5'2"	3 Bedroom 3.61 x 3.32M 11'8" x 10'8"	4 Bedroom 3.01 x 2.24M 9'8" x 7'3"	5 Balcony 2.02 x 1.03M 6'6" x 3'3"
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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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