

*tavistockbow*

**For Sale**



**People Make Places**



**Stukeley Street, Covent Garden WC2**

2 bedrooms | 678 sq ft

**£1,150,000**





16.5 Stukeley Street is a development of luxury apartments within a beautifully converted former school built in 1938 and once the City Literary Institute. Located on a quiet pedestrianised street within the Seven Dials Conservation area conveniently located midway between Covent Garden & Holborn.

#### What you need to know

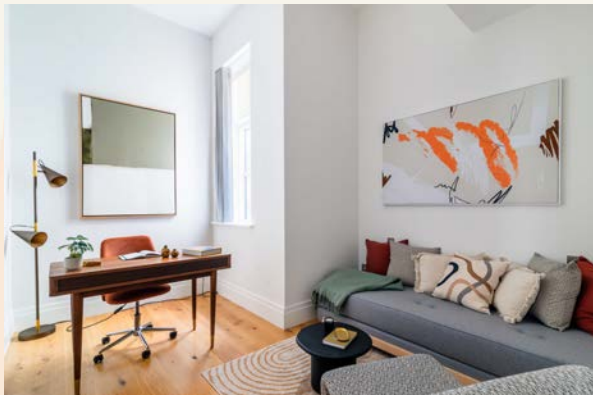
- Two Bedrooms
- Two Bathrooms
- Second Floor
- 678 Sqft.
- Immaculate Condition
- Daytime Concierge
- Lift
- Leasehold: 999 years
- Service Charge: £4202.00 Per Annum
- Ground Rent: £0.00 Per Annum



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#### Overview

Apartment Six features generous ceiling heights throughout enhancing the sense of volume and space. The well-proportioned open plan living area is filled with light, complementing the natural fixtures & finishes in warm tones, providing a perfect space to relax or entertain. Full height floor to ceiling windows feature throughout, with views over the quiet pedestrianised street below.

The kitchen features a mix of highly contemporary finishes, fully integrated Bosch appliances, polished composite work surfaces and a breakfast bar.

The generous principal bedroom benefits from oak floors, bespoke built-in wardrobes and is decorated in a warm & neutral colour palette with large windows allowing plenty of natural light. The beautiful en-suite bathroom features contemporary fixtures and finished in marble to the floor and walls. There is a further good-sized bedroom (currently arranged as a study) and guest bathroom.

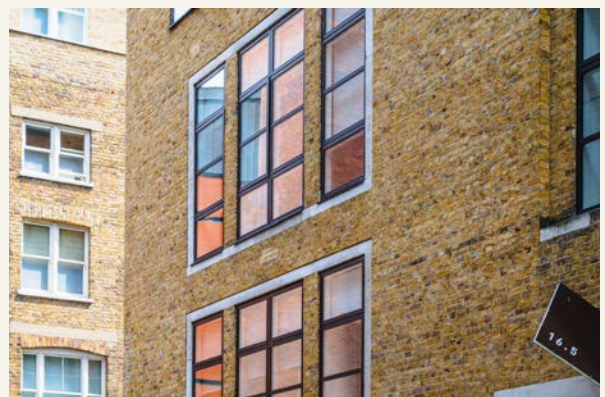




Stukeley Street is located off Drury Lane, away from the hustle & bustle of London's West End but perfectly positioned for easy access to the wonderful Seven Dials Village with its cobbled streets, independent shops and the fantastic Seven Dials Market. Nearby, Covent Garden's famed Piazza and surrounding streets offer some of the Capital's finest shopping, dining and entertainment.

Not only is this part of London a world class entertainment and retail district, but also a globally recognised centre for learning. The University of London has several member institutions with local campuses including The London School of Economics & Political Science (LSE), Kings College London, University College London, Birkbeck, London School of Hygiene & Tropical Medicine and SOAS.

Transport links abound with Covent Garden, Holborn & Tottenham Court Road tube stations all nearby, The City also within easy reach by Tube, foot or bicycle.



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# 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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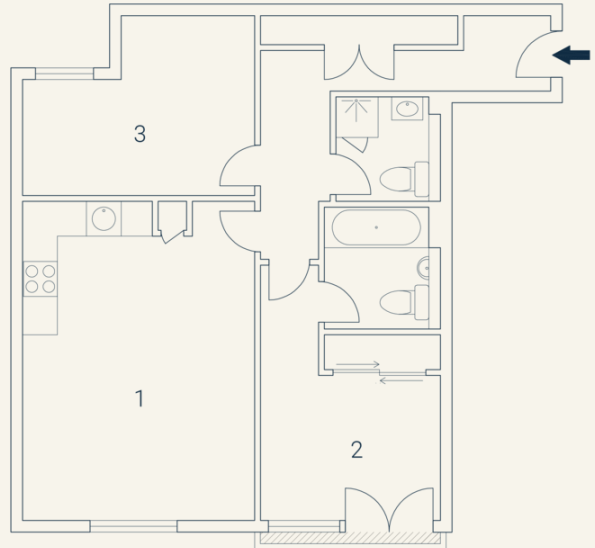
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Stukeley Street, WC2

Approximate Gross Internal Area 63 sqm/ 678 sq ft

### Second Floor

1 Living/ Dining/ Kitchen	2 Bedroom 4.43 x 3.05M 14'6" x 10'	3 Bedroom 3.97 x 3.10M 13' x 10'2"
5.50 x 3.97M 18'1" x 13'		



**tavistockbow**

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