

tavistockbow

For Sale



People Make Places



Broad Court, Covent Garden WC2

1 bedroom | 635 sq ft

£1,000,000





A charming, newly refurbished, one bedroom mansion flat with a private balcony forming part of this handsome red brick period block on Covent Garden's picturesque Broad Court, a pedestrianised thoroughfare linking Bow Street and Drury Lane in the heart of London's West End.

What you need to know

- One Bedroom
- Shower Room Plus Separate WC
- Second Floor
- Newly Refurbished
- Private Balcony
- Separate Eat-In Kitchen
- 635 sqft
- Leasehold - 981 years
- Service Charge: £5,553 exc VAT per annum
- Ground Rent: Peppercorn



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Overview

This one-bedroom mansion flat is on the 2nd floor (walk up) of a period block on a quiet pedestrianised walkway between Drury Lane and Bow Street, home to the famous ballerina statue. With flexible living space allowing for a home office, this flat also features a private balcony, stylish shower room and secondary glazing. Wooden floors are fitted throughout with the overall interior perfectly blending the building's original charm with a contemporary finish.

Broad Court is only moments from The Royal Opera House and the buzz of Covent Garden's Piazza. From the front, the apartment overlooks the private gardens of Martlett Court, a verdant oasis nestled in amongst the bustling streets of London's Theatreland.





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 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.

Soho, Mayfair, the City of London and the South Bank are all within easy reach, not to mention numerous transport options including tube, crossrail, mainline rail and river boat, making the area one of the most well connected neighbourhoods in the capital.

(NB: Some images have been digitally enhanced with furniture for marketing purposes)



People Make Places

London is a 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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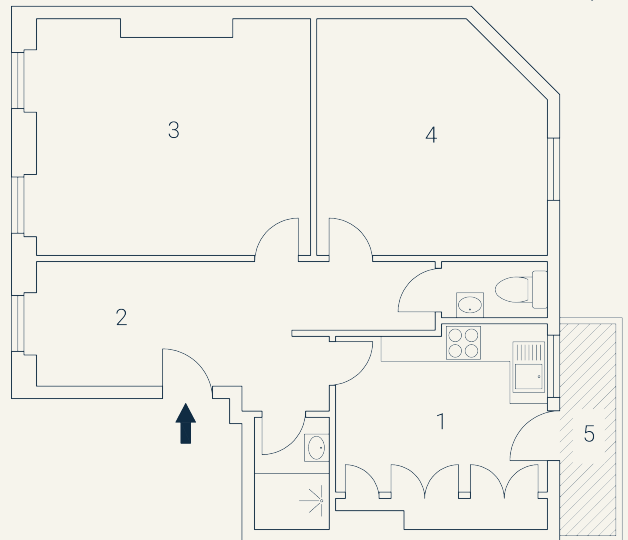
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area 59 sqm/ 635 sq ft

Second Floor

1 Kitchen 3.32 x 3.31M 10'11" x 10'10"	2 Study 6.33 x 1.91M 20'9" x 6'3"	3 Living 4.43 x 3.83M 14'6" x 12'7"	4 Bedroom 3.84 x 3.55M 12'7" x 11'8"	5 Balcony 3.32 x 0.92M 10'11" x 3'
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