

301 Floral Court

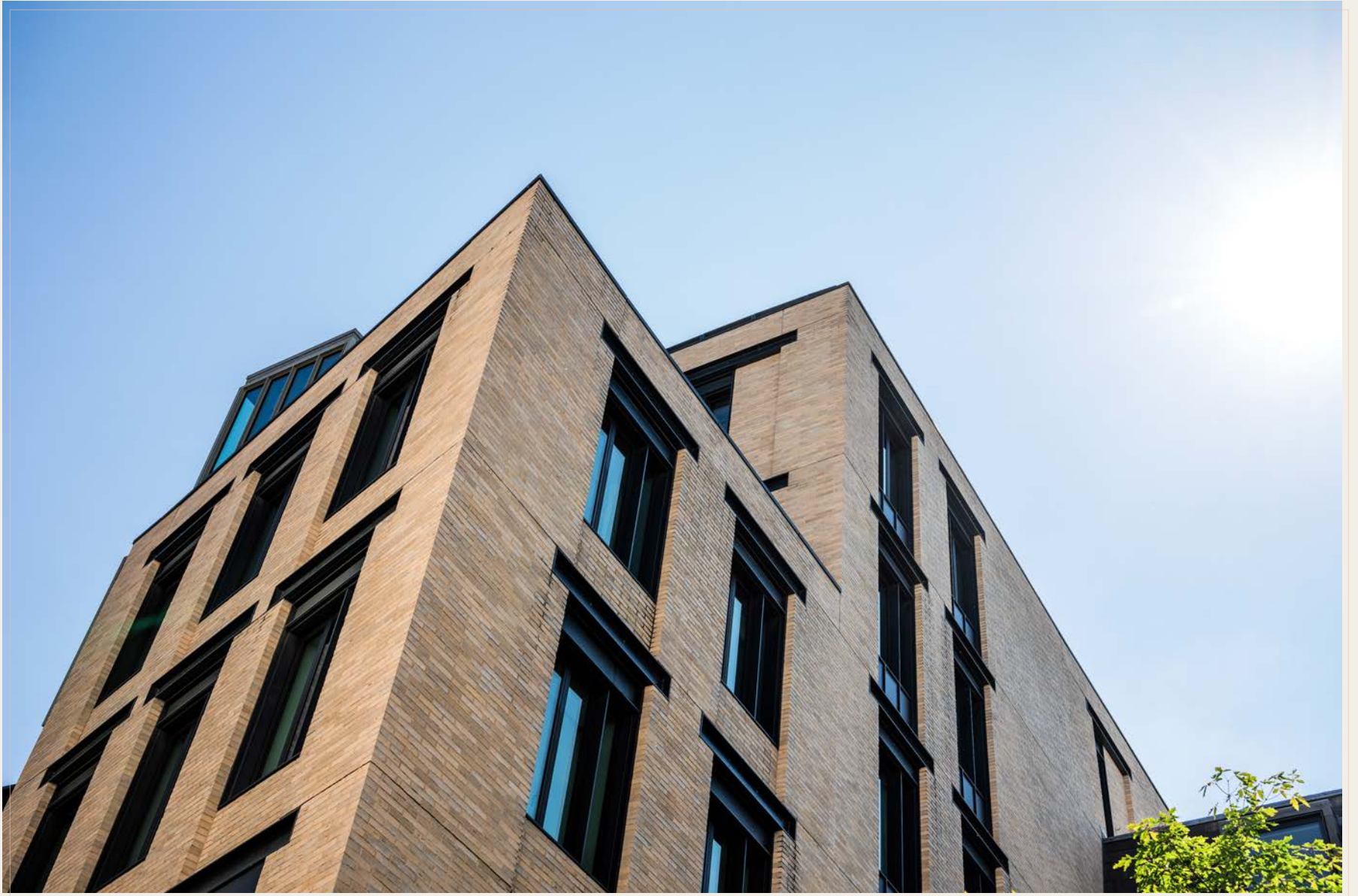
Floral Street | Covent Garden WC2



| *tavistockbow*

This wonderfully proportioned lateral apartment is situated on the third floor of Floral Court, a thoroughly modern development situated around a newly created courtyard between Floral Street and King Street in the very heart of Covent Garden.









A grand reception lobby with concierge welcomes both residents & guests.

The opulent foyer echoes the feel of a luxury boutique hotel, with contemporary furnishings set against a backdrop of original ornate plasterwork and panelling dating from 1717.

This slice of grand period architecture was once the headquarters of the London Fire Brigade, now seamlessly incorporated into a thoroughly contemporary development.







Voluminous communal areas decorated in warm tones and accentuated with natural materials continue the sense of opulence & luxury, with each apartment accessed via beautifully crafted oversized black lacquer doors.



Developed in collaboration with architects KPF and completed in 2019, Floral Court was built around a newly created courtyard, rejuvenating a once quiet corner the Covent Garden Estate, and the final and indeed largest residential scheme of Capco's ambitious and highly successful regeneration of Covent Garden.

31 luxury apartments of impeccable quality were developed, selling in record time and creating genuine alternative to other Prime Central London developments, putting Covent Garden on the map as a neighbourhood for discerning residents to call home.





Features

- Third Floor Lateral Apartment
- Three Bedrooms
- Open Plan Corner Living Space With Views Along Floral Street
- Principal Bedroom with En-Suite Bathroom & Dressing Area
- Further Guest Bedroom & Bathroom
- Third Bedroom Currently Configured As A Study
- Generous Reception Hall With Guest Cloakroom
- Exceptional Specification Throughout
- Concierge, 24 Hour Security, Resident's Lounge & Cinema





The apartment features generous ceiling heights throughout, enhancing the sense of volume, and a nod to the area's many finely proportioned period buildings and history as a home for the London elite.



The kitchen features an L-Shaped breakfast bar crafted from fine Italian marble with contrasting composite worktops, complemented by myriad high spec appliances from Miele. There is a separate recessed dining area with bespoke banquette seating upholstered in sumptuous Napa leather.



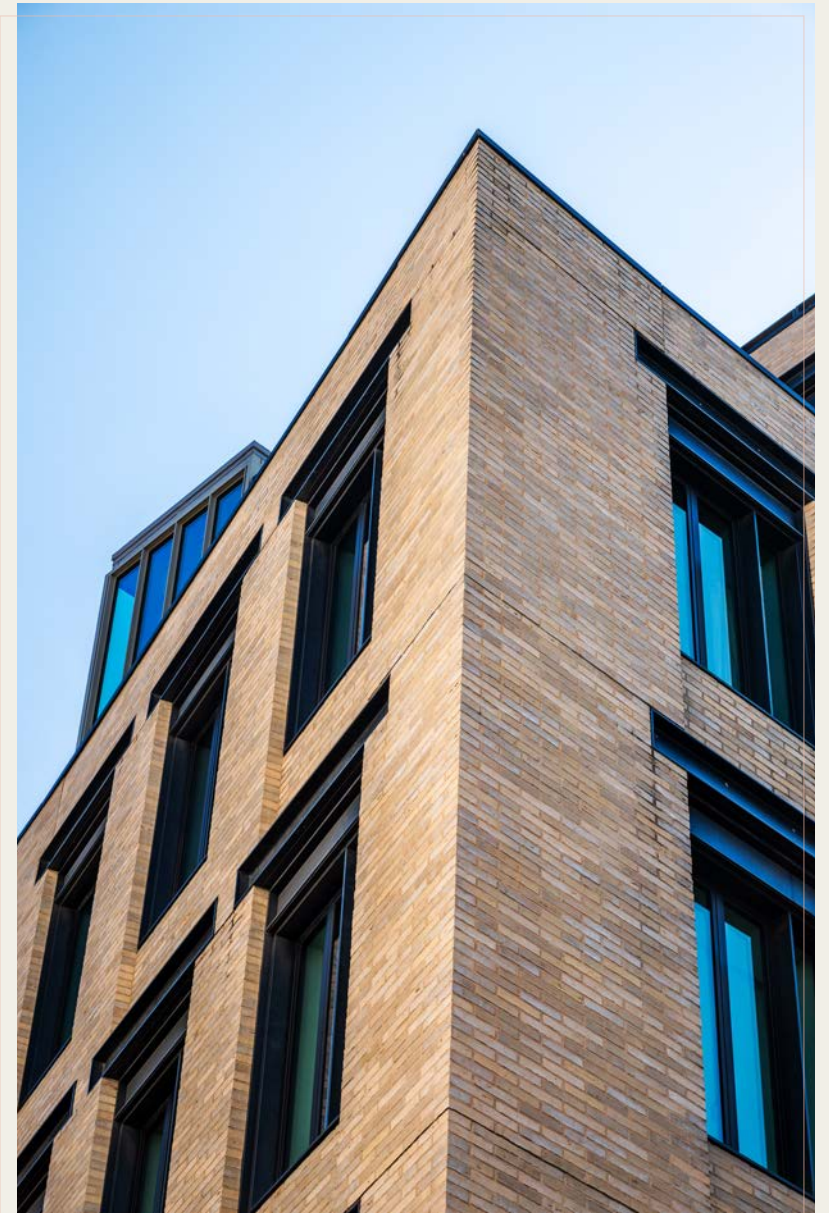


The bright open plan living space provides a sense of connection to the outside with its full height corner windows overlooking the historic cobbles of Floral Street, with an abundance of natural light. Handsome oiled oak floors flow throughout the apartment to compliment the other finely crafted natural materials, bespoke joinery and high-quality contemporary finishes.









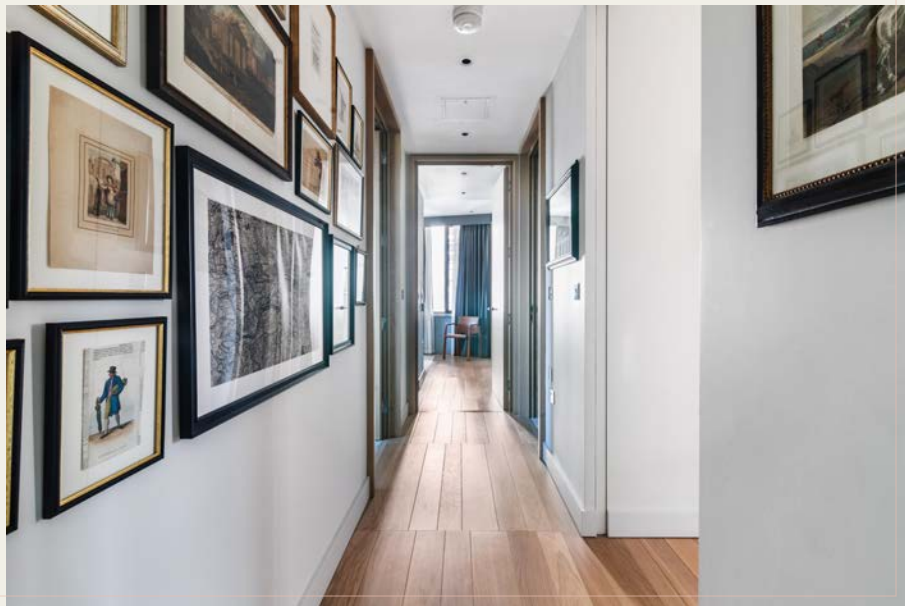
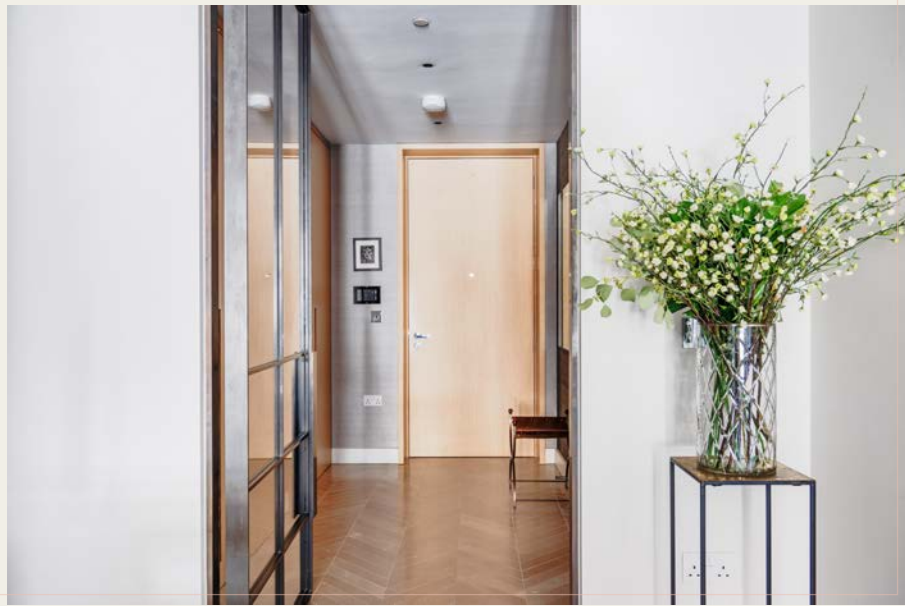












The apartment is thoughtfully decorated throughout in a contemporary colour palette of both warm and pastel tones, complimenting and contrasting with the many hand-picked natural finishes and array of high-quality materials, all fitted with exceptional craftsmanship and attention to detail.





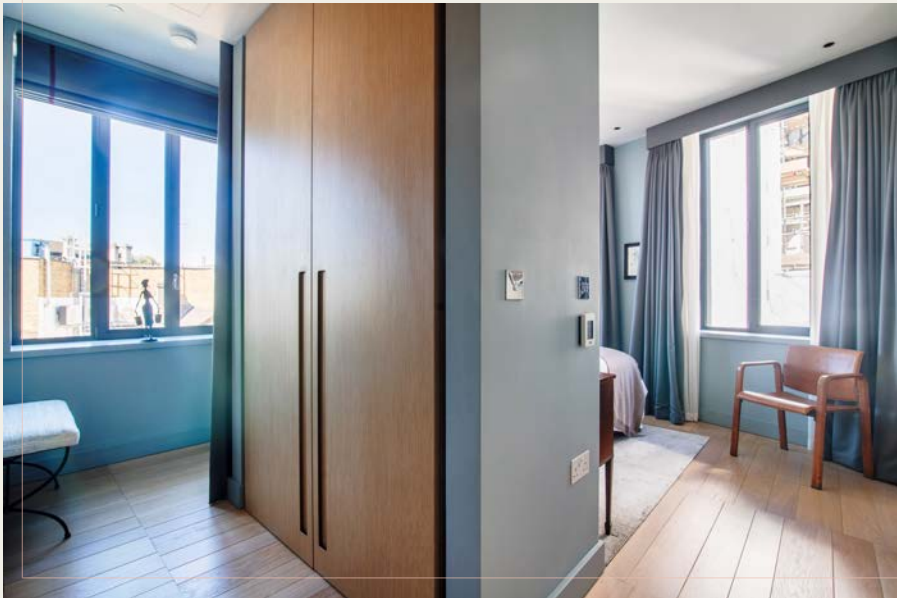




The principal bedroom benefits from a bright corner aspect and features a separate dressing area with hand crafted bespoke wardrobes.









Bathrooms are all finished in a classic contemporary style, with a mix of high-quality fittings and natural finishes including hand selected Italian Blanco & Rosa marble and bespoke joinery in natural oiled oak.



Two further double bedrooms feature additional bespoke built-in storage, with one room currently configured as a tranquil snug/study.





There is a further generous family bathroom finished in contrasting Italian Rosa marble, as well as a separate guest WC accessed from the entrance hallway.







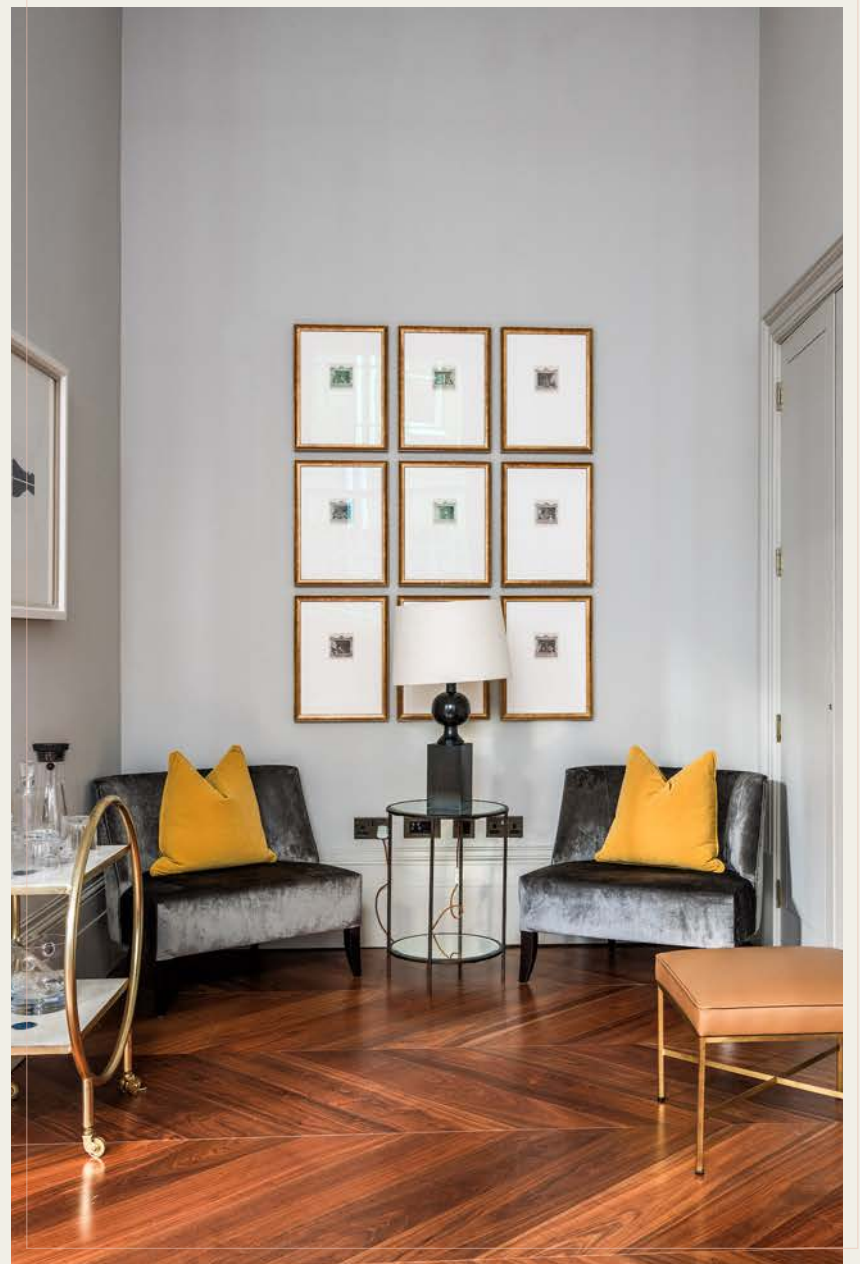
To create the building's iconic stacked shaping, architects KPF took their inspiration from Covent Garden's original market porter's stacked baskets.

The beautiful period entrance lobby dating from 1717 has been meticulously refurbished with respect for the past, seamlessly incorporated into this truly 21st Century scheme.

There is an extensive and well-appointed private lounge area, along with a separate cinema room, exclusively for the use of Floral Court residents and available to book via the Concierge.







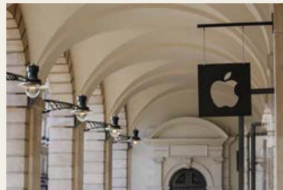
Floral Court provides a tranquil oasis between King Street and cobbled Floral Street, with fantastic al-fresco dining at Petersham Nurseries' La Goccia and The Petersham.

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 Oystermen, Cora Pearl and Taiwan's legendary Din Tai Fung.

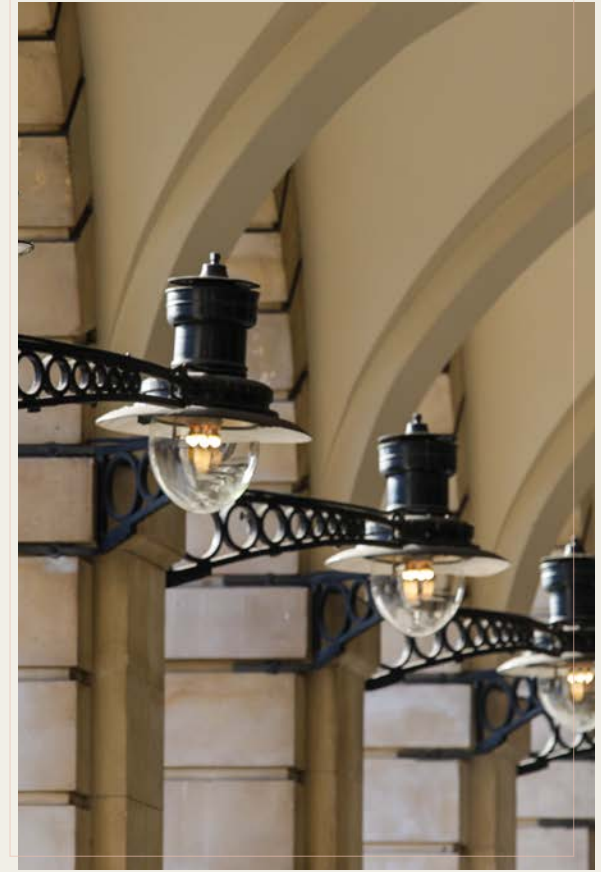
The Royal Opera House dominates the piazza with world renowned residents the Royal Ballet & Royal Opera, plus many of the world's most popular stage shows can be found at the numerous theatres within a few minutes walk.

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.



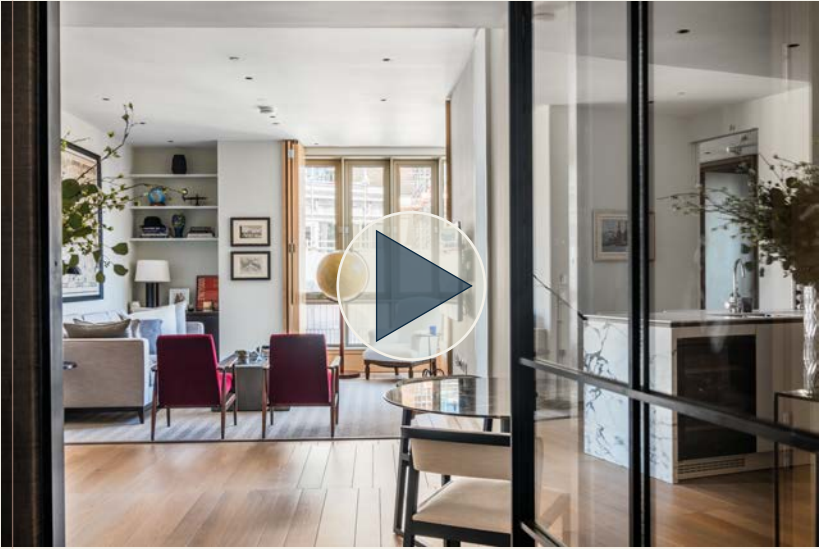








Apartment Video



Neighbourhood Guide



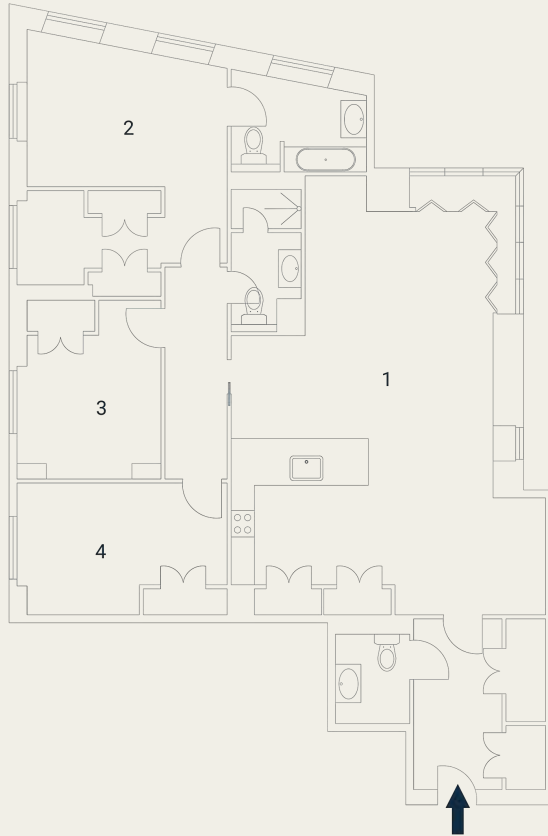
floorplan

Floral Court, WC2

Approximate Gross Internal Area 122 sq m / 1313 sq ft

Third Floor

1 Living / Kitchen Dining 8.72 x 6.12M 28'6" x 20'0"	2 Bedroom 5.07 x 4.00M 16'6" x 13'1"	3 Bedroom 3.63 x 2.98M 11'9" x 9'8"	4 Bedroom 4.25 x 2.72M 13'9" x 8'9"
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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.

epc

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

terms

- Leasehold | approx. 994 years remaining
- Service Charge | £14,022.76 per annum (2024)
- Ground Rent | £0.00

guide price

£4,500,000 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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