

The Palladio

Southampton Street | Covent Garden WC2



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A unique four-bedroom lateral apartment occupying the entire third floor of this modern luxury development with commanding views over Covent Garden's Piazza.





Originally developed in 2013 by Wolfe Properties, this former commercial building was completely reimagined to create eight luxury apartments in an enviable position on the south side of Covent Garden's Piazza, directly above the Market Building.

Apartments 5 & 6 are located on the third floor and have been thoughtfully combined to create one generous lateral apartment occupying the entire floor, benefitting from views out across the Piazza on three sides.







With an enviable track record including work for Four Seasons, LVMH, Six Senses, Soho House, Rosewood Hotels, Annabel's, Cecconi's, Limewood and The Dorchester, internationally acclaimed interior architecture and design practice Martin Brudnizki Design Studio (MBDS) were tasked with creating inspirational yet timeless interiors throughout the building, including the opulent reception lobby and playful common areas.







Common areas are decorated in warm tones and accentuated with a playful mix of materials and opulent finishes.





Features

- Third Floor Lateral Apartment
- Four Bedrooms
- Four En-Suite Bathrooms
- Two Dressing Rooms
- Generous Reception Hall with Two Guest WC's
- Triple Aspect Open Plan Living Spaces
- Kitchen / Breakfast Room
- Exceptional Specification Throughout
- Air Conditioning & Underfloor Heating
- Use of Resident's Basement Storage Area





The apartment features generous ceiling heights throughout, enhancing the sense of volume. Wonderful light penetrates the apartment through plentiful windows on all sides, plus French doors opening onto Juliette balconies with views directly across the Piazza.



The bright principal living space provides a sense of connection to the outside with windows and French doors on two sides facing across the Piazza and West along Henrietta Street, with a high specification wet-bar situated at one end of the space.

Handsome wide-plank stained oak floors are arranged in an expanded herringbone pattern and flow throughout the apartment, complimented by finely crafted natural materials, bespoke joinery and high-quality contemporary finishes.













The kitchen features a central island and breakfast bar crafted from fine Italian marble with bookend splashback to the cooking area, complemented by integrated high spec appliances from Gaggenau. The breakfast area opens directly onto a large central dining area, separated by sliding pocket doors.









The apartment is thoughtfully decorated throughout in a contemporary palette of neutral 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.

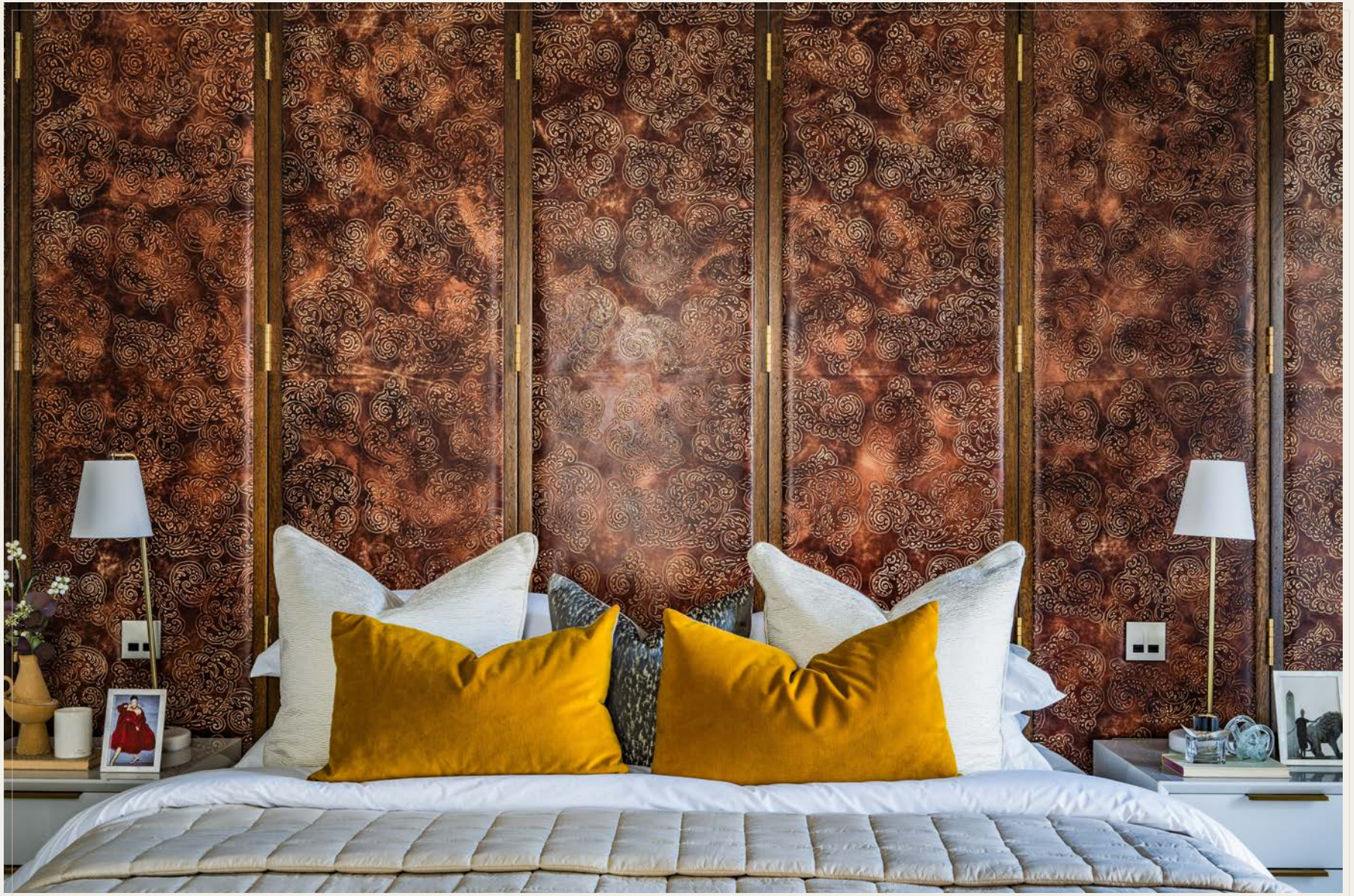
The entire apartment benefits from underfloor heating and climate-controlled air conditioning.





The principal bedroom features a separate dressing area with bespoke modular wardrobes from Poliform, as well as an opulent en-suite bathroom finished in marble, with a large rain shower and separate freestanding bath.





All three further bedroom feature en-suite bathrooms, with the larger of the guest bedrooms also featuring a separate dressing area.















Bathrooms are all finished to an exceptional standard with a mix of high-quality materials, fixtures and fittings including Carrara marble, glazed wall tiles, herringbone floor tiles, nickel-plated brassware and bespoke cabinetry.







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.

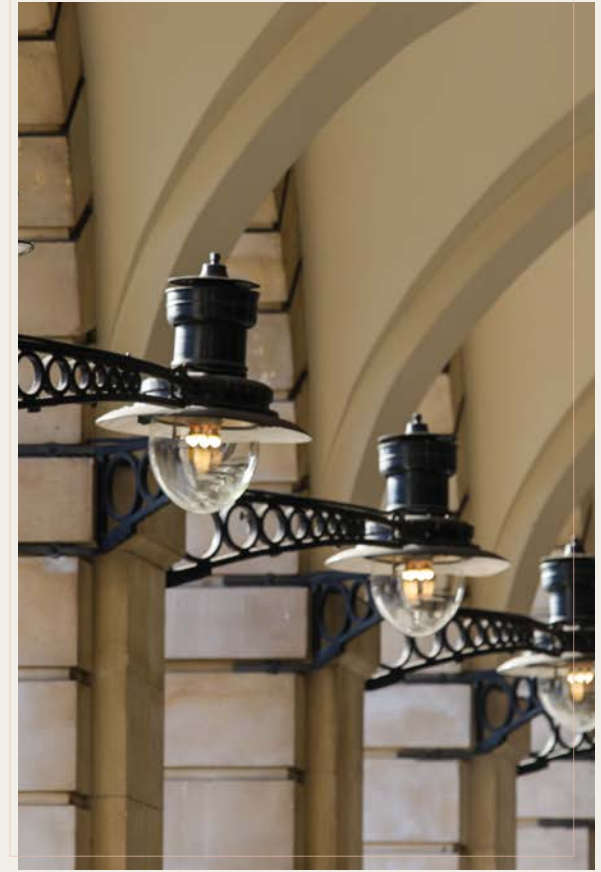
The Royal Opera House dominates the piazza with world renowned residents the Royal Ballet & Royal Opera, plus many of the world's most popular stage shows can be found at the numerous theatres within a few minutes' walk.

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

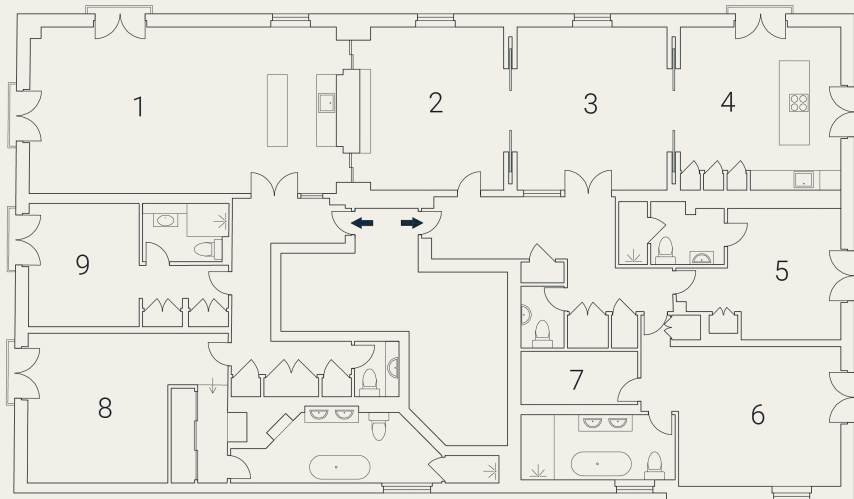
Southampton Street, WC2

Approximate Gross Internal Area 296 sqm / 3186 sq ft

Third Floor

1 Living/ Kitchen 9.65 x 4.96m 31'8" x 16'3"	2 Living 4.88 x 4.05m 16' x 13'3"	3 Dining 4.88 x 4.47m 16' x 14'8"	4 Kitchen 4.88 x 4.73m 16' x 15'6"
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5 Bedroom 4.98 x 3.98m 16'4" x 13'1"	6 Bedroom 5.97 x 4.15m 19'7" x 13'7"	7 Walk-in Robe 3.33 x 1.60m 10'11" x 5'3"	8 Bedroom 5.97 x 4.45m 19'7" x 14'7"	9 Bedroom 3.67 x 3.27m 12' x 10'9"
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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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

terms

- Leasehold | approx. 987 years remaining
- Service Charge | £41,000 per annum (2024)
- Ground Rent | £20 per annum (reviewed annually)
- The property is two apartments combined, offered as two individual titles/concurrent leases *(separate plans available on request)*

guide price

£5,950,000 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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