

**For Sale**



**People Make Places**



**Endell Street, Seven Dials**

2 bedrooms | 108 sq ft

**£925,000**





A charming two bedroom apartment located on the 4th and 5th floor of Dudley Court only moments away from the dynamic cobbled streets of the West End. The flat features large windows, vaulted ceilings, private balconies and a communal garden.

#### What you need to know

- Two Bedroom Flat
- 4th and 5th Floor Accommodation
- Lift Access
- Gated Communal Garden
- Private Balcony
- Ample Storage
- Camden Council Tax Band E
- Leasehold: 100 years approx.
- Service Charge: £4,490.82 per annum
- Ground Rent: £10 per annum





Nestled within the vibrant Seven Dials, where modern living meets urban convenience is this delightful two-bedroom flat situated on the top two floors of Dudley Court. A welcoming entrance way has a convenient and large under stair storage cupboard and stairs ascending to the first floor accommodation. This well balanced flat offers a naturally light open plan living, kitchen and dining room with large windows and direct access to a private balcony overlooking the communal gardens.

The upstairs landing leads to two well proportioned double bedrooms boasting high vaulted ceilings allowing natural light to fill the space and create room for ample storage. A private balcony is benefited by one of the bedrooms. A newly refurbished modern bathroom and separate W/C complete the upper floor.

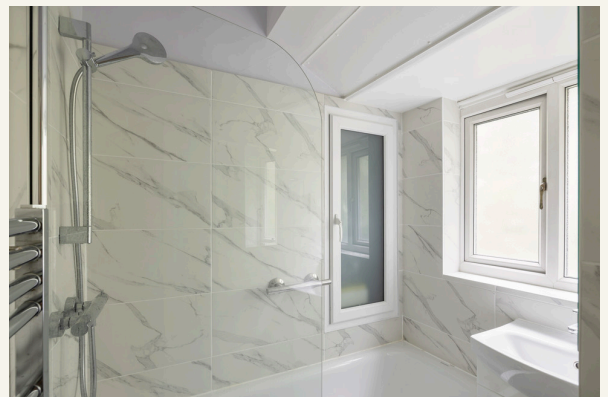
Dudley Court benefits from lift access to all floors, communal gardens and a secure entrance. The flat is in good condition allowing the new owners a wonderful opportunity to create a serene and cosy flat.





Seven Dials and the surrounding area was developed in the early 1690's by MP Thomas Neale. His original vision was to compete with the already established Covent Garden to attract affluent residents. However, by the early 1900's much of the area was repurposed as warehousing for fruit and vegetables supplied to nearby Covent Garden Market, with many of the buildings designed in the attractive Dutch style and remaining to this day.

Nowadays, Seven Dials has much more of a village feel closer to Neale's original vision. An eclectic mix of cobbled streets, historic architecture, the buzzy enclave of Neal's Yard, theatres such as the Donmar Warehouse, Seven Dial's Market with its independent street food vendors, numerous coffee shops and the iconic sundial give the area a unique atmosphere making it a destination for food lovers and fashionistas from across the Capital.



# 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.

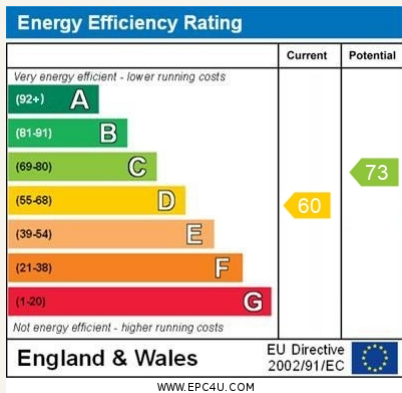
We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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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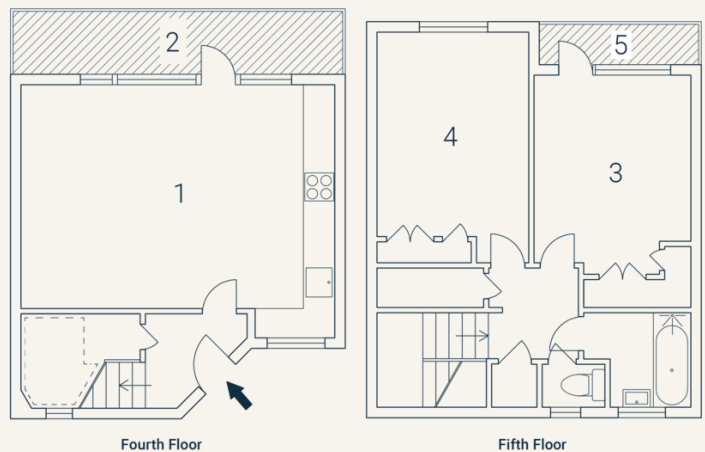
## Dudley Court, WC2

Approximate Gross Internal Area 75 sqm/ 810 sq ft

Excluding External Balconies of 10 sqm/ 108 sq ft



1 Reception/ Dining/ Kitchen 5.99 x 4.27M 19'8" x 14'	2 Balcony 5.99 x 1.17M 19'8" x 3'10"	3 Bedroom 4.37 x 2.95M 14'4" x 9'8"	4 Bedroom 4.37 x 2.87M 14'4" x 9'5"	5 Balcony 2.84 x 0.89M 9'4" x 2'11"
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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.

**tavistockbow**

21 New Row, Covent Garden,  
London, WC2N 4LE

t: 020 7477 2177  
e: hello@tavistockbow.com  
w: tavistockbow.com



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