

# 101 Floral Court

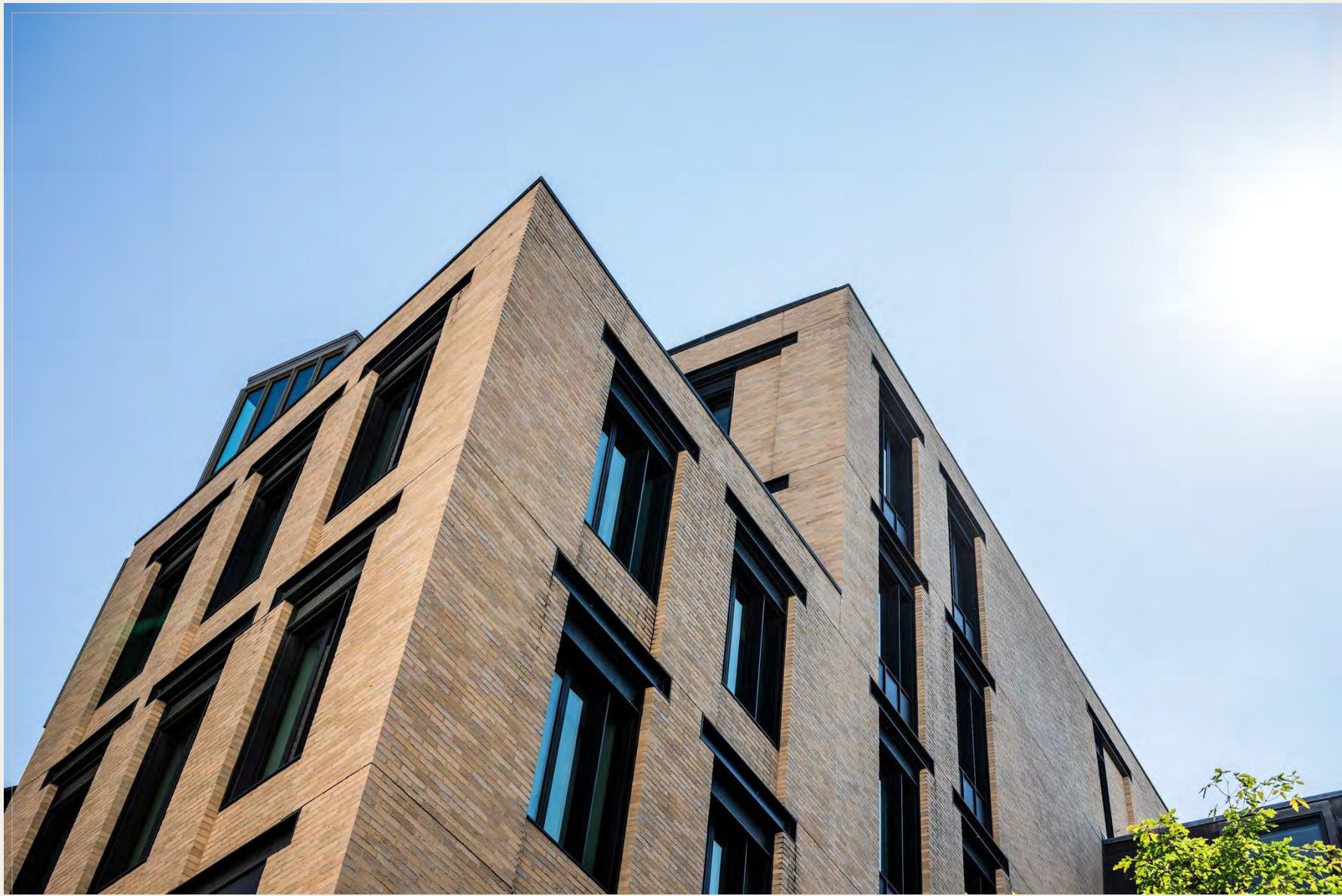
Floral Street | Covent Garden WC2



*tavistockbow*

This well-proportioned one-bedroom lateral apartment is situated on the first 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 Shaftesbury Capital'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

- First Floor Lateral Apartment
- One Double Bedroom
- Bright Open Plan Living Space
- Views Over Floral Street
- En-Suite Bathroom & Dressing Area
- Timber Flooring Throughout
- Modern Specification Including Air Conditioning
- Covent Garden's Most Sought After Building
- Concierge, 24 Hour Security, Resident's Lounge & Cinema





The apartment features generous ceiling heights and handsome oiled oak floors flowing throughout, complimenting the other finely crafted natural materials, bespoke joinery and high-quality contemporary finishes.



The generously proportioned living space is currently arranged as a lounge & dining area, with the open-plan kitchen to one side and large windows overlooking Floral Street to the other.



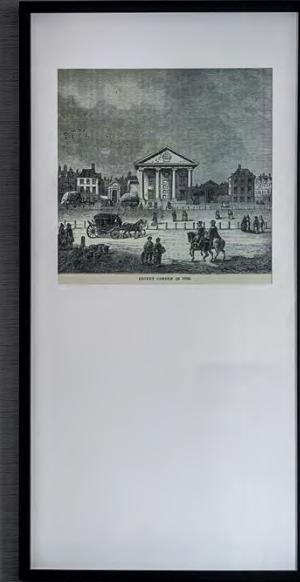


The high specification contemporary kitchen features a splashback crafted from fine Italian marble with contrasting composite worktops, complemented by numerous high-quality appliances from Miele.









The apartment is thoughtfully decorated throughout in a contemporary colour palette of modern 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 bedroom overlooks Floral Street and features a separate dressing area with hand crafted bespoke wardrobes.









The generous en-suite bathroom is finished in a classic contemporary style, with a mix of high-quality fittings and natural finishes including hand selected Italian Rosa marble and bespoke joinery in natural oiled oak.



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.









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 21<sup>st</sup> Century scheme.





Floral Court provides a tranquil oasis between the bustle of King Street and independent boutiques and converted warehouses of cobbled Floral Street.

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.

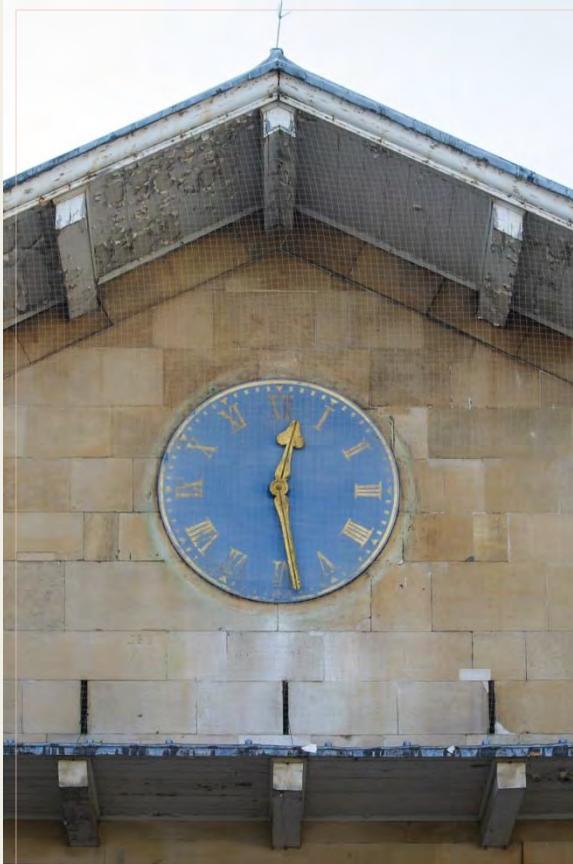
The Royal Opera House dominates the piazza with world renowned residents the Royal Ballet & Royal Opera, plus many of the world's most popular stage shows can be found at the numerous theatres within a few minutes walk.

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.









Neighbourhood Guide



# floorplan

Floral Court, WC2

Approximate Gross Internal Area 60 sqm/ 646 sq ft

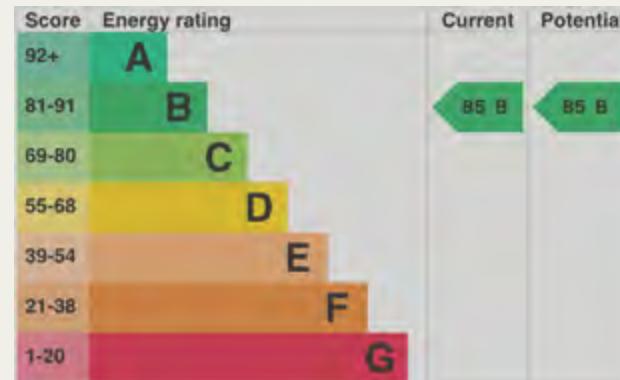
First Floor

1 Living/ Dining 5.32 x 5.00M 17'5" x 16'5"	2 Kitchen 2.36 x 2.05M 7'9" x 6'9"	3 Bedroom 3.54 x 3.23M 11'7" x 10'7"
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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



# terms

- Leasehold | approx. 994 years remaining
- Service Charge | £7280.72 per annum
- Ground Rent | £N/A

# guide price

**£1,950,000 subject to contract**



# tavistockbow

## 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.



21 New Row  
Covent Garden  
London  
WC2N 4LE

[tavistockbow.com](http://tavistockbow.com)  
020 7477 2177  
[hello@tavistockbow.com](mailto:hello@tavistockbow.com)

Connect with us on



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