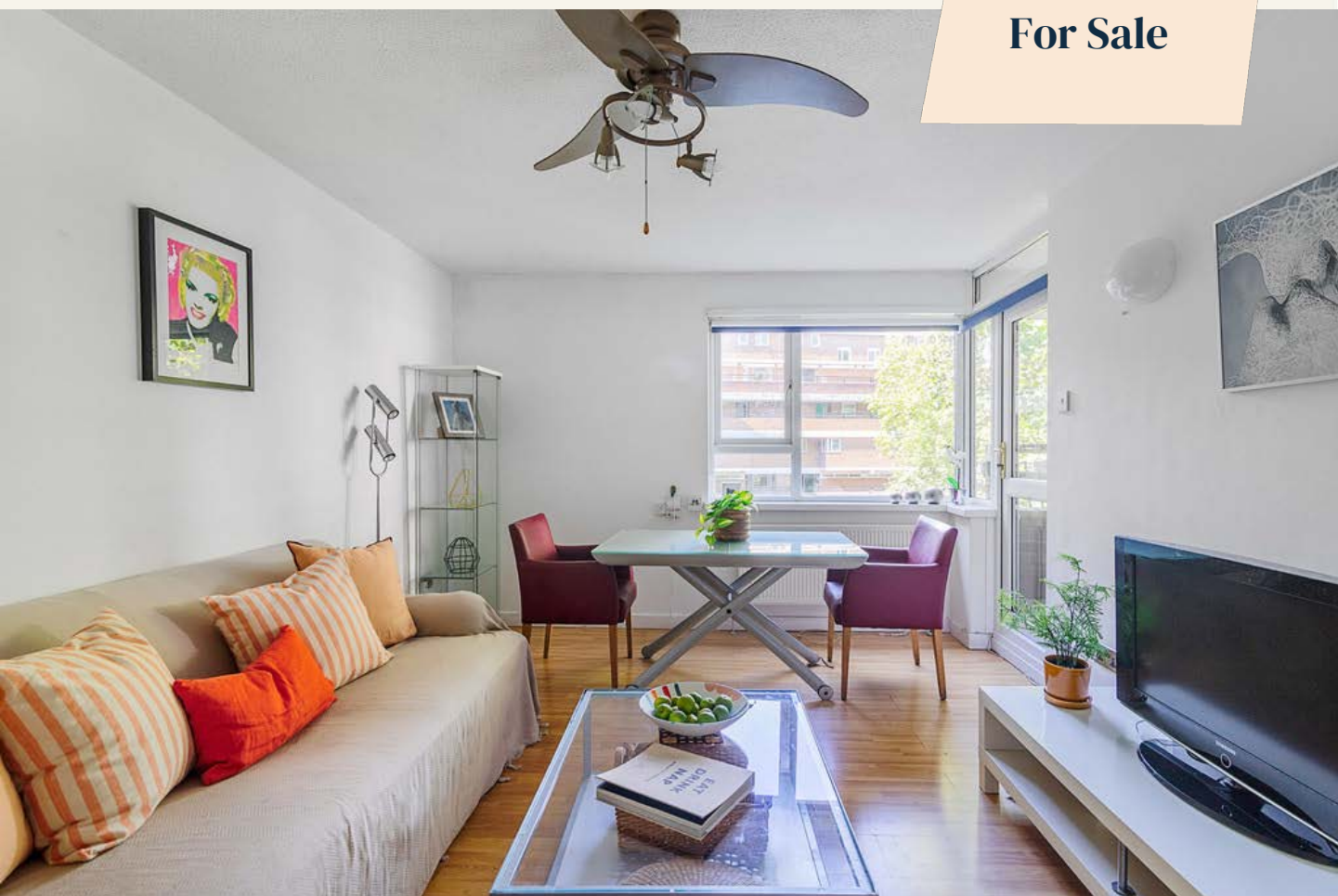


tavistockbow

For Sale



People Make Places



Endell Street, Seven Dials WC2

1 bedroom | 495 sq ft

£600,000





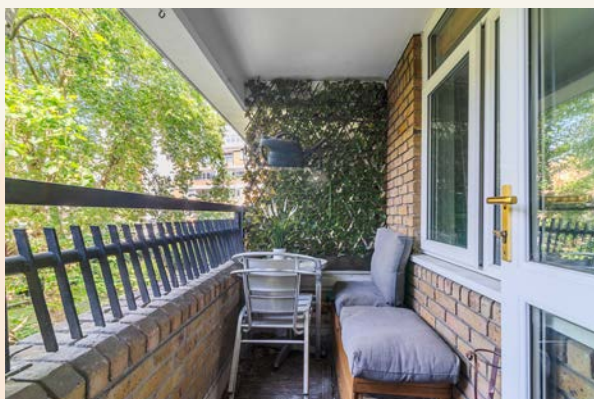
A one bedroom flat located on the second floor of Dudley Court only moments away from the lively cobbled street of Seven Dials in the heart of the West End. The flat features a private balcony, large west facing living room and a beautiful communal garden.

What you need to know

- One Bedroom Flat
- West Facing Balcony
- Separate Kitchen
- Second Floor via Lift
- Peaceful Location
- Communal Gardens View
- Central Covent Garden
- Leasehold: 101 years
- Service Charge: £3,500 per annum
- Ground Rent: £10 per annum



Endell Street, Seven Dials WC2



Overview

Nestled within the vibrant Seven Dials Conservation Area, this well-proportioned and practical one bedroom flat is situated on the second floor and features a light-filled reception room that leads out onto a private West facing balcony with views overlooking the peaceful communal gardens. The separate kitchen, bedroom, bathroom and living dining room all lead off from the hallway.

Dudley Court itself is a secure and well-managed purpose built block, constructed in early 1960's and benefitting from lift access to all floors and a peaceful oasis for residents to enjoy. Endell Street, steeped in history, traces back to the 17th century when the surrounding area was part of the former monastic lands of St. Giles. Later, the land the building sits on, became home to the pioneering Endell Street Military Hospital established in May 1915 in a former workhouse. It treated over 26,000 wounded soldiers during the First World War and was the only hospital run entirely by women.





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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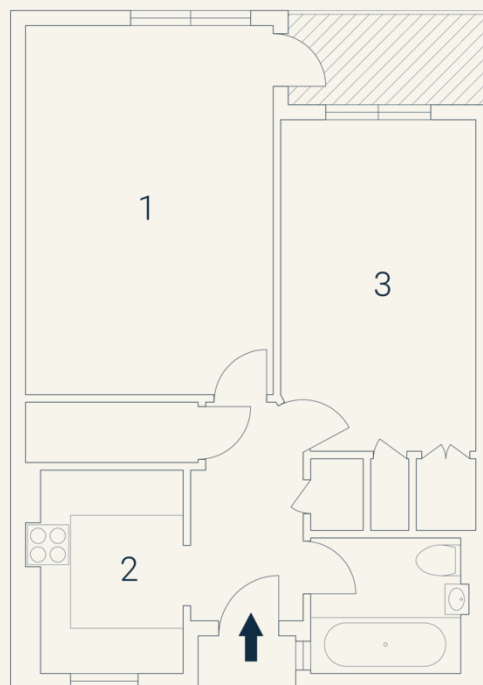
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Dudley Court, WC2

Approximate Gross Internal Area 46 sqm/ 495 sq ft

Second Floor

1 Living/ Dining 4.86 x 3.25M 15'11" x 10'8"	2 Kitchen 2.67 x 2.13M 8'9" x 7'	3 Bedroom 5.16 x 2.59M 16'11" x 8'6"
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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.

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

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



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