

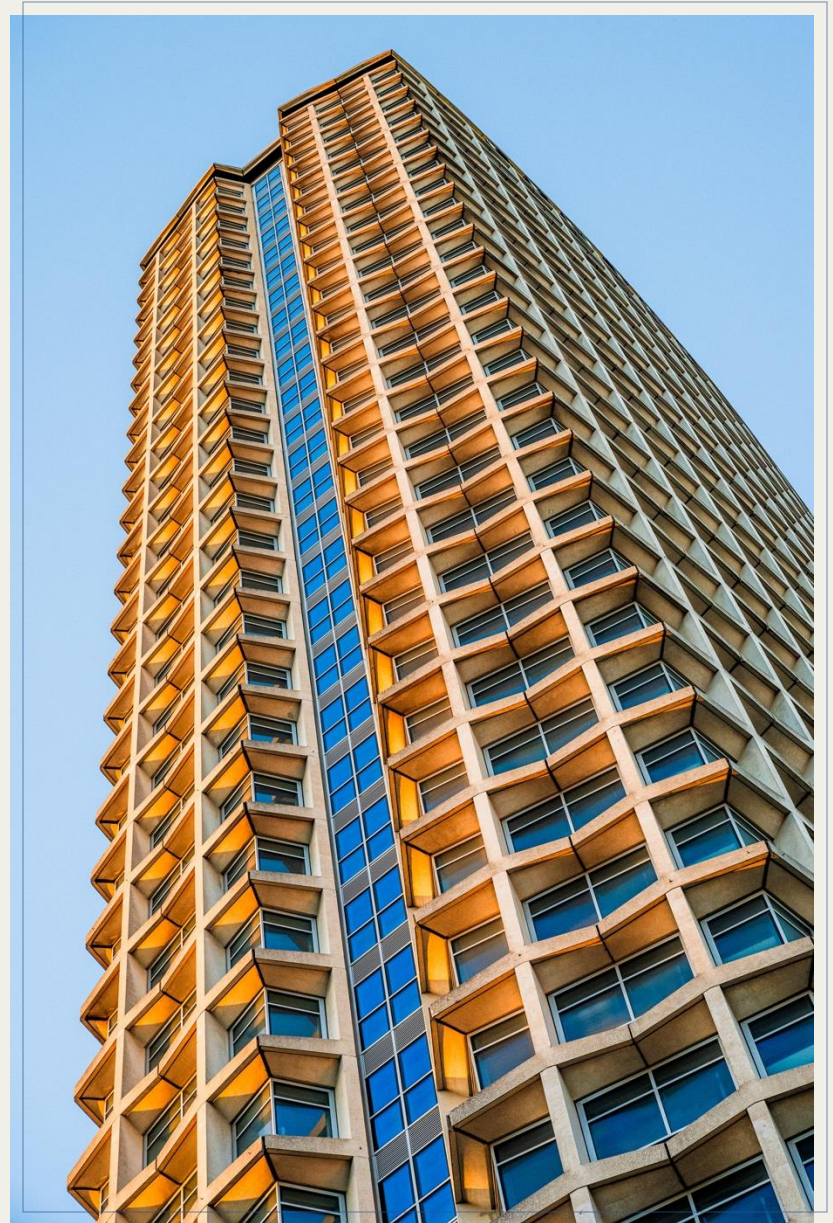
# 14 Centre Point Residences

St. Giles | London WC1



| *tavistock*bow

Set serenely above the bustle of the West End, Centre Point's 82 apartments are contemporary classics crafted by renowned British designers Conran & Partners, with every material, colour and detail inspired by the distinctive character of the building itself.





Centre Point has been a marker on London's skyline since the 1960s – a confident modernist tower announcing the West End as you arrive at Tottenham Court Road.

Designed by George Marsh of R. Seifert & Partners for developer Harry Hyams, the 34-storey building was completed in 1966 and was one of London's very first skyscrapers

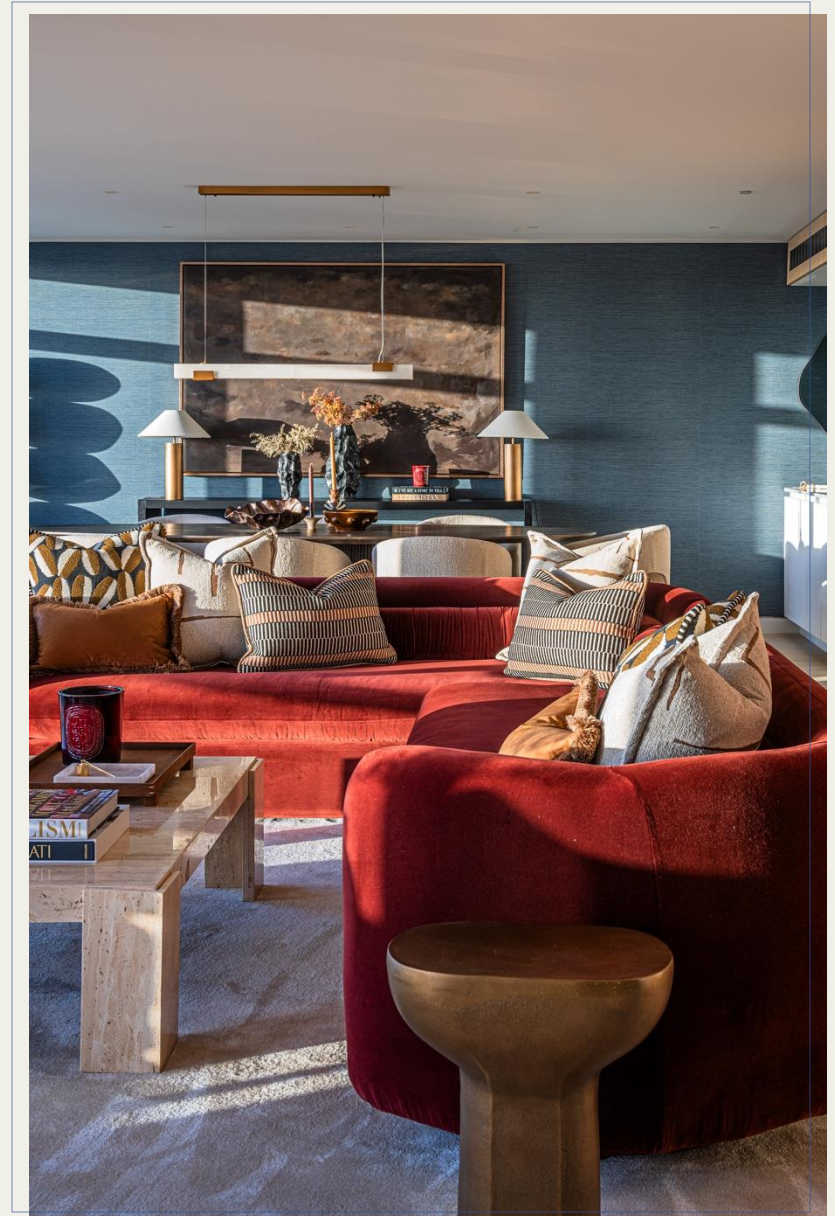




The most recent transformation of Centre Point has been its reinvention as a high-quality residential address. Developer Almacantar, together with Conran & Partners and MICA, has carefully converted the tower into 82 apartments while preserving the listed exterior. Behind the original concrete lattice, interiors have been completely reimagined with contemporary layouts, full-height glazing, upgraded services and calm, refined finishes that make the most of the light and far-reaching views.

### **What You Need To Know**

- Dual Aspect 21<sup>st</sup> Floor Lateral Apartment
- Approx. 2145 sqft.
- Three Double Bedrooms
- Three Bath/Shower rooms
- Separate Guest WC
- Full Width Reception Room
- Modern Kitchen with Utility Room
- Separate Study Area
- Exceptional Specification
- 24h Concierge Team & Extensive Resident Amenities









This three-bedroom apartment extends to a generous 2,145 sqft. of lateral space occupying half the floor-plate of the 21st floor of this historic London landmark. A private entrance direct from the lift leads you into a reception hallway clad in dark-stained oak panels and tiled with three-colour Bleu de Savoie limestone in a bespoke Centre Point pattern.

From here, you enter through glazed doors into the main living area, with continuous windows along one side and white-washed oak flooring throughout.

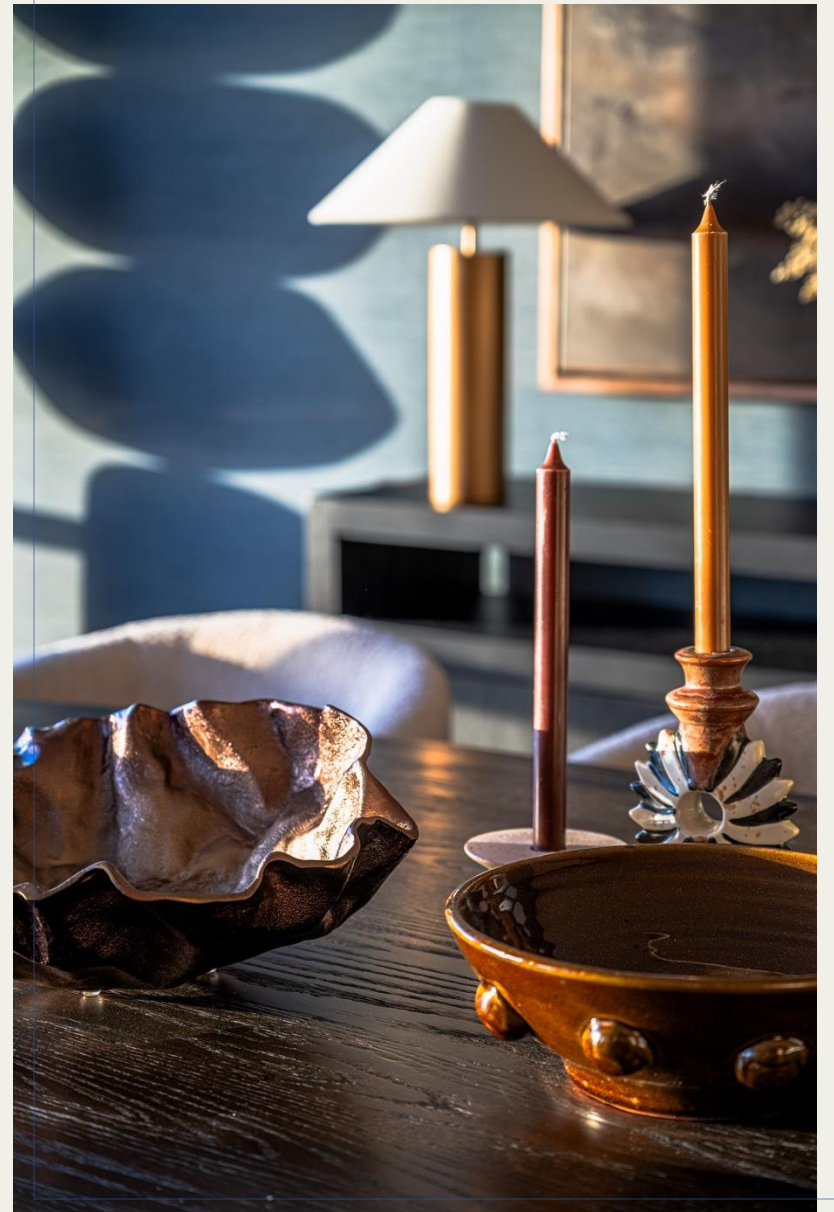








The wonderful dual aspect offers spectacular views East towards The City, Canary Wharf, the South Bank the River Thames, with incredible sunsets and views over Soho, Oxford Street and Mayfair to the West.

















The highly contemporary kitchen is semi-open plan to the primary living space and features beautiful hand selected marble surfaces and integrated stainless steel Gaggenau appliances.

There is also a separate utility room with stainless steel butler's sink and integrated splashback, with an integrated washer/dryer below.









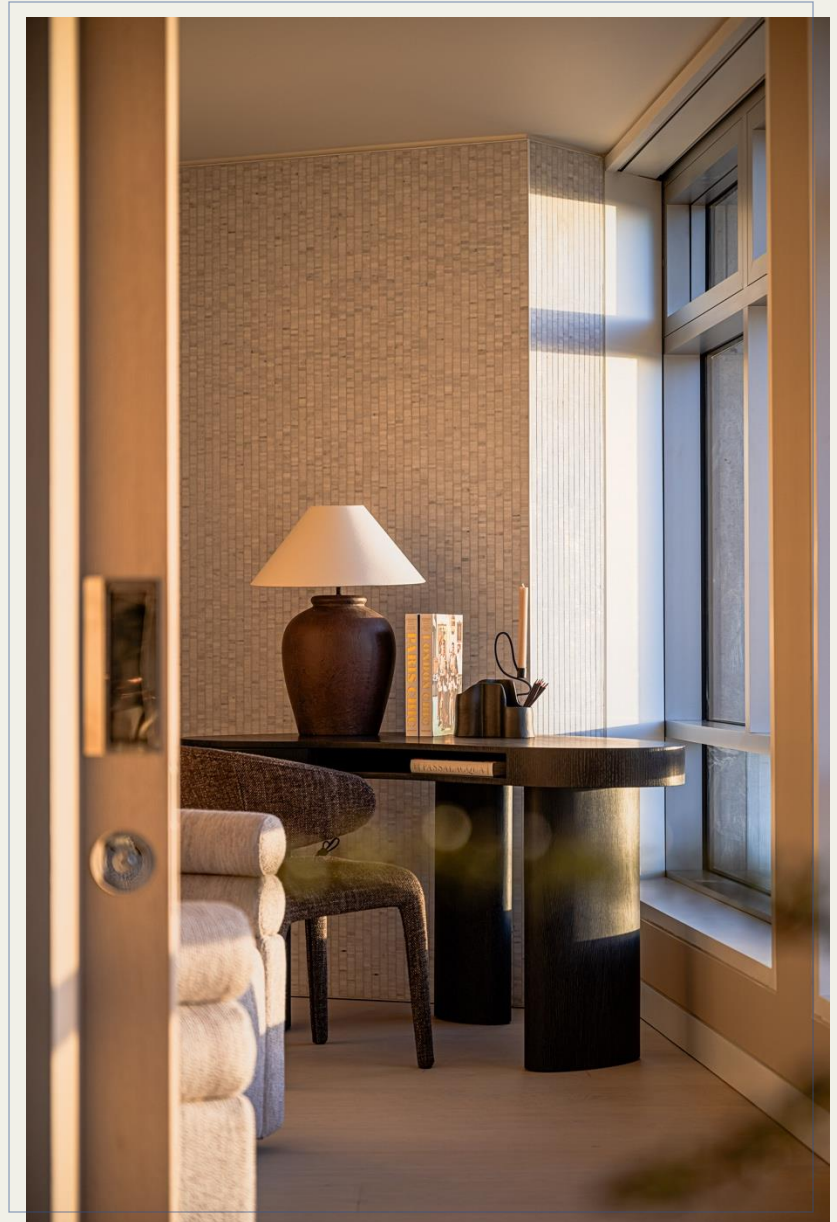
The primary living space has a sense of scale and proportion unlike anything else, with a full-width westerly vista overlooking Oxford Street, Soho and beyond towards Mayfair, Fitzrovia and London landmarks including the BT Tower and as far as Wembley Stadium.







A generous snug/study area is accessible from the primary living space, separated by a sliding pocket door, again with far reaching views across West London and a wonderful place to sit, relax and take in the breathtaking sunsets that vary with the seasons.















The principal bedroom suite is accessed via a walk-through dressing area with generous bespoke wardrobes finished in white Oak, a large en-suite bath & shower room finished in contrasting hand-selected Blanco & Nero marble, plus wonderful views eastwards towards the South Bank and City of London and north across the rooftops of Bloomsbury.





























Two further double bedrooms are accessed via an oak-panelled ante-room off the main reception hallway, each again featuring easterly views towards The City and South Bank and both benefitting from high specification en-suite shower rooms featuring, with high quality Dornbracht sanitaryware.









Bedrooms are finished with deluxe Nusilk carpets and beautiful contrasting silk wallpaper and feature electronically controlled sun & blackout blinds operated from the integrated Crestron home control system.









En-suites feature a mix of contrasting contemporary finishes including basalt & marble tiling, bespoke marble vanity units with concealed joinery underneath and recessed heated & illuminated vanity mirrors.

















Residents benefit from Centre Point's Club & Wellness facility, some of the most extensive amenities of any central London development, all managed by an experienced on-site concierge team, operating 24 hours a day and hand picked from some of the world's finest hotels and hospitality destinations.





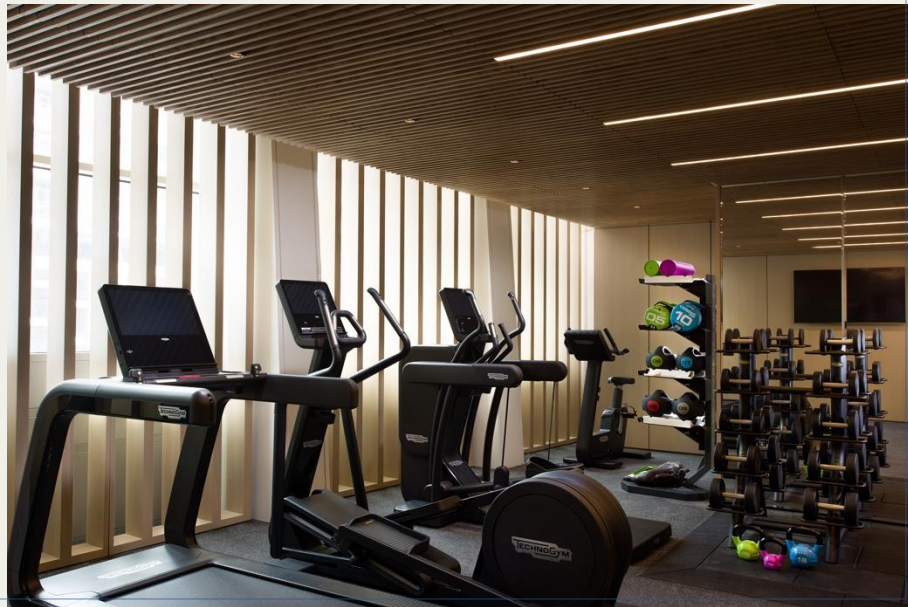




The centrepiece is the infinity swimming pool that looks out across Charing Cross Road, with adjacent sauna and steam rooms. There is a generous resident's lounge available for private hire, with it's own commercial-spec kitchen to allow events to be professionally catered in-house, along with a further meeting/board room, all with a fully integrated AV system.







There is a well-equipped air-conditioned gym and workout space with all the usual equipment you'd associate with a hotel-standard space, along with two sperate spa treatments rooms. A range of treatments with numerous therapists at the top of their field are bookable via the concierge team.

Resident's also benefit from an in-house digital cinema that can be booked for private screenings at a moments' notice.









## the neighbourhood

St. Giles & Holborn, often referred to as 'Midtown', is the gateway between London's buzzing West End and the City.

To the South, Covent Garden offers world class retail, dining & entertainment with London's 'Theatreland' home to some of the finest and most popular productions in the world. In nearby Bloomsbury, Lambs Conduit Street offers a genuine village vibe with a number of independent coffee shops and varied retailers rubbing shoulders with boutiques from more established international brands and excellent restaurants including the renowned Noble Rot and local institution Ciao Bella.

To the east, the City of London's financial centre is easily accessible from Lincoln's Inn along with the South Bank, River Thames and many wonderful open spaces within easy reach, as well as some of London's top educational institutions including the London School of Economics & Political Science (LSE), Kings College, and University College London.





Immediately West, Soho & Carnaby are the beating heart of London's West End, where hip retailers mix with independent restaurants, cafes, bars and clubs along with the world famous Carnaby Street. In recent years Soho has regained its crown from the East End as London's centre of cool, and is once again a thriving neighbourhood with a diverse and passionate community of creatives at its heart.

Bordering Soho immediately to the north of Oxford Street, Fitzrovia is an historic yet thoroughly modern neighbourhood, full of creativity and a fantastic community spirit. Make no mistake, this is no poor relation to Soho, if anything, Fitzrovia is the cool and sophisticated sibling. The area has experienced a renaissance in recent years with high-profile development and even higher profile occupiers including Meta & Netflix making the area home.

Just west of Soho, Mayfair offers a calmer, more polished take on central London living, defined by its handsome garden squares, period architecture and discreet mews streets. Home to some of the capital's most established hotels, members' clubs and destination restaurants, alongside luxury flagships on Bond Street and the considered blend of fashion, food and design on Mount Street, it remains synonymous with best-in-class retail and hospitality.









# floorplan

Centre Point, WCI

Approximate Gross Internal Area 199.3 sqm/ 2145 sq ft

## Twenty First Floor

- 1 Living/  
Dining  
10.2 x 5.58M  
33'6" x 18'4"

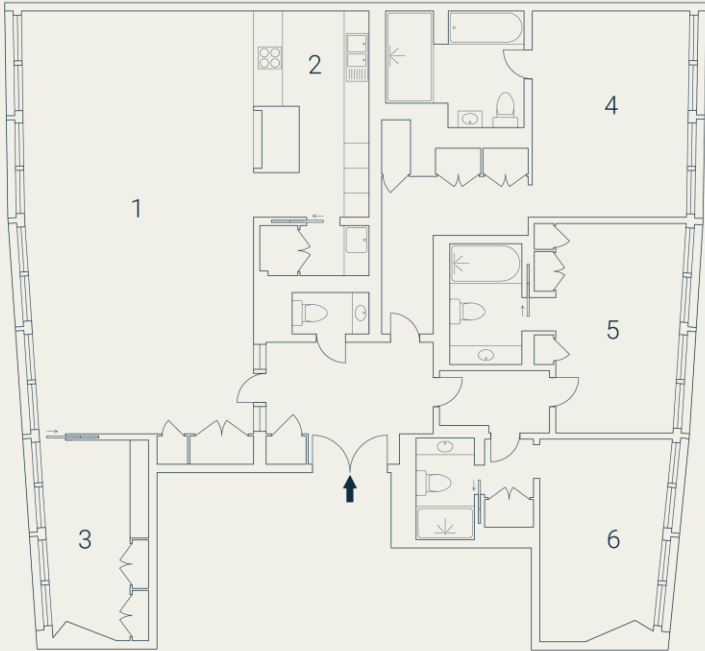
2 Kitchen  
4.97 x 2.78M  
16'4" x 9'1"

3 Study  
4.81 x 2.26M  
15'9" x 7'5"

4 Bedroom  
4.97 x 3.78M  
16'4" x 12'5"

5 Bedroom  
5.05 x 3.31M  
16'7" x 10'10"

6 Bedroom  
4.88 x 3.19M  
16' x 10'6"



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             | 86 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## what you need to know

- Tenure:

Leasehold – 994 years
- Service charge:

£47,404.00 per annum (2025)
- Camden Council Tax Band G:

£3,510.60 per annum

## guide price

£7,500,000 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.



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