

**For Rent**



## People Make Places



**St Martin's Lane, Covent Garden WC2**

2 bedrooms | 743 sq ft

£750 pw





A great two bedroom, two bathroom flat situated on the 1st floor (with lift) of a very well-maintained period mansion block close to Leicester Square & Covent Garden. The separate kitchen features a dishwasher, washer/dryer and large fridge/freezer and a good size reception room.

#### What you need to know

- Two bedrooms
- Two bathrooms (one en-suite)
- First floor (with lift)
- Period mansion block
- Complimentary Fibre Broadband
- Furnished
- On-site management
- High ceilings
- Available late April
- Close to Leicester Square & Covent Garden tube stations





### Overview

With lovely high ceilings and wooden floors throughout this modern furnished apartment has good size double bedroom benefiting from freestanding wardrobes.

Available end of April on a furnished basis. The landlord offers a 1 year contract with a mutual rolling 6 months break clause, subject to references and contract. Westminster City Council tax band F.

This flat has a great on-site management team & CCTV security as well as complimentary 100mb Fibre Broadband. Super-fast broadband all the time for all the household, ideal for streaming catch-up TV and films, download large files in an instant and upload them at the same speed. Immediate Connection and no download limits of restrictions 24/7 await winning Customer Support direct from Hyperoptic. Free Phone service included – Free evening and weekend calls to local and national numbers.





St Martin's Lane, Covent Garden WC2

# People Make Places

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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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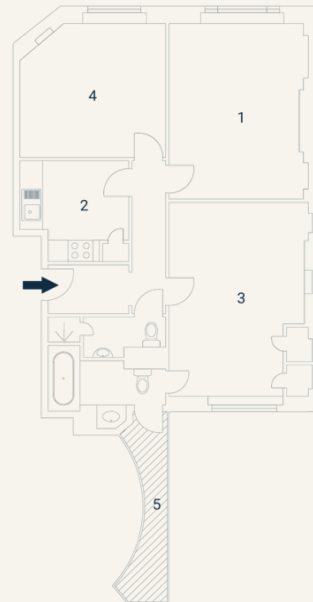
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Talbot House, WC2

Approximate Gross Internal Area 68 sq m / 731 sq ft  
Excluding External Terrace Of 5 sq m / 53 sq ft

### First Floor

1 Living / Dining 4.40 x 3.41M 14'4" x 11'1"	2 Kitchen 2.50 x 2.50M 8'2" x 8'2"	3 Bedroom 5.06 x 3.54M 16'6" x 11'6"	4 Bedroom 3.37 x 3.37M 11'0" x 11'0"	5 Terrace 4.84 x 0.92M 15'8" x 3'0"
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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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