

**For Rent**



## People Make Places



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

1 bedroom | 700 sq ft

£650 pw





A fantastic one bedroom flat to rent in a popular period mansion block in Covent Garden. The flat has an large open plan living room with separated kitchen / dining area, high ceilings, bathroom and large bedroom. The furnished flat is on the 1st floor (with lift) and is available from early August.

#### What you need to know

- One double bedroom
- Bathroom
- Large living room
- High ceilings
- Separated but open plan kitchen / dining room
- Furnished
- Rent includes fast broadband
- Wood floors
- Available early August
- Near Leicester Square tube & Charing Cross mainline





### Overview

This partially refurbished one-bedroom apartment is situated in a popular period mansion block conveniently located on St Martin's Lane allowing easy access to Covent Garden, Soho and St James's. Repainted throughout and with new carpets and living room furniture, the apartment is on the first floor with lift access. The high ceilings and large sash windows make the apartment feel even more spacious. There is a large reception room, a separate kitchen and a shower room.

St Martin's Lane is ideally positioned to several transport links. Leicester Square (Northern and Piccadilly lines), Embankment (Bakerloo, Northern, Circle and District lines) and Leicester Square (Northern and Piccadilly lines) Underground Stations are all within walking distance as well as overland services from Charing Cross Main Line Station for commutes out of London.

This apartment has a great on-site management team & CCTV security as well as a complimentary 100mb Fibre Broadband. Free Phone service included – free evening and weekend calls to



# People Make Places

London is 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**.

MISINTERPRETATION ACT (COPYRIGHT) DISCLAIMER: Tavistock Bow Ltd for themselves and for the vendor(s) of this property whose agents they are, given notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Tavistock Bow Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989, Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misrepresentation Act 1991; These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Follow us:     @tavistockbow

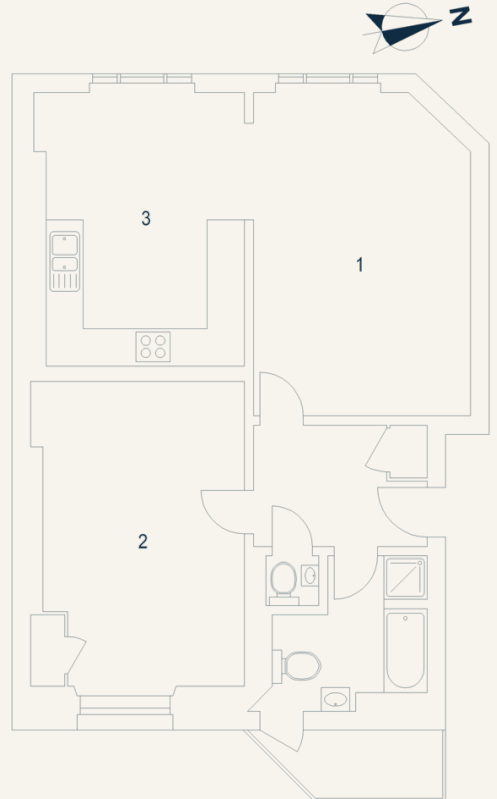
| Energy Efficiency Rating                           |                            | Current  | Potential |
|--|----------------------------|--|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |  |           |
| (92-100) <b>A</b>                                  |                            |  |           |
| (81-91) <b>B</b>                                   |                            |  |           |
| (69-80) <b>C</b>                                   |                            |  |           |
| (55-68) <b>D</b>                                   |                            | 68   | 71        |
| (39-54) <b>E</b>                                   |                            |  |           |
| (21-38) <b>F</b>                                   |                            |  |           |
| (1-20) <b>G</b>                                    |                            |  |           |
| <i>Not energy efficient - higher running costs</i> |                            |  |           |
| <b>Scotland</b>                                    | EU Directive<br>2002/91/EC |  |           |

Talbot House,  
St. Martins Lane,  
Covent Garden, WC2

Approximate Gross Internal Area 65 sq m / 700 sq ft

Second Floor

- 1 Reception Room  
5.21 x 3.50M  
17'1" x 11'6"
- 2 Bedroom  
5.05 x 3.48M  
16'7" x 11'5"
- 3 Kitchen  
4.42 x 3.20M  
14'6" x 10'6"



Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale.

**tavistockbow**

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

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



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