



**People Make Places**



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

1 bedroom | 452 sq ft

£570 pw





Situated in an ideal location on St Martin's Lane, this first floor (walk up) one bedroom, one bathroom flat features a bright open plan reception room, double bedroom and bathroom, with wood floors throughout and gas central heating. Available immediately on an unfurnished basis.

#### What you need to know

- One bedroom
- One bathroom
- First floor (walk-up)
- Wooden floors throughout
- Open plan kitchen
- Unfurnished
- Washer/dryer
- Good storage space
- Available immediately
- Close to Leicester Square & Covent Garden tube stations



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





### Overview

Available immediately on an unfurnished basis. The landlord offers, subject to contract and satisfactory references, a 3 year contract with a 6 months mutual rolling break clause. Westminster City Council tax band E.

St. Martin's Lane boasts numerous venues including The Duke of York's and Noel Coward theatres and the London Coliseum, home of the English National Opera, but also some wonderful pedestrianised streets with a true village atmosphere such as New Row and Cecil Court.



# 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**.

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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>		73	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

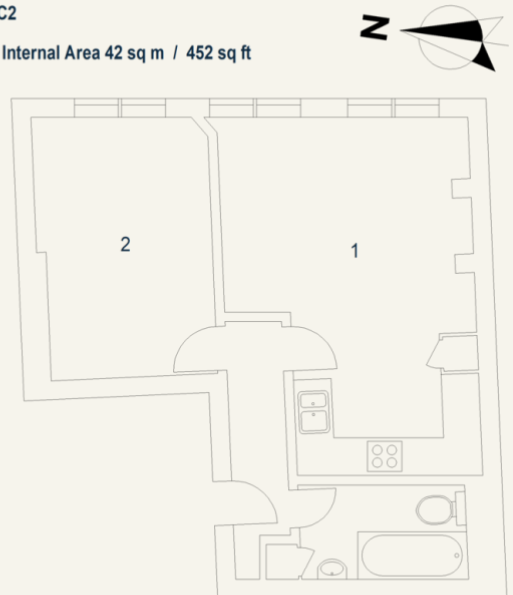
St. Martins Lane, WC2

Approximate Gross Internal Area 42 sq m / 452 sq ft

First Floor

1 Kitchen /  
Dining /  
Reception Room  
5.70 x 4.00M  
18'8" x 13'1"

2 Bedroom  
4.18 x 2.80M  
13'9" x 9'2"



Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4594  
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