

**For Rent**



## People Make Places



**Litchfield Street, Covent Garden WC2**

1 bedroom | 614 sq ft

£730 pw





A beautiful, modern, third floor, one bedroom apartment in a central location in the Seven Dials area of Covent Garden. The apartment has many great features including original fireplaces, wood paneling and roof terrace. Available late August on an unfurnished basis.

#### What you need to know

- One bedroom
- Large ensuite bathroom
- Third floor (no lift)
- Beautifully refurbished
- Roof terrace
- Unfurnished
- Wood floors throughout
- Open plan kitchen
- Available late August
- Close to Leicester Square tube



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### Overview

A well-proportioned and beautiful one-bedroom apartment located in the Seven Dials area of Covent Garden. Situated on the third floor, walk-up, the apartment has a private terrace accessible from the bedroom, which is positioned at the back of the property. The open-plan kitchen has brick-style wall tiles, while the reception room has secondary glazing and a feature fireplace. There is a contemporary shower room, wooden floors throughout and fitted storage in the bedroom.

The apartment is available late August on an unfurnished basis. Subject to contract and satisfactory references, the landlord offers a three-year lease with a mutual rolling six-month break clause. Westminster City Council tax band: E.



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# People Make Places

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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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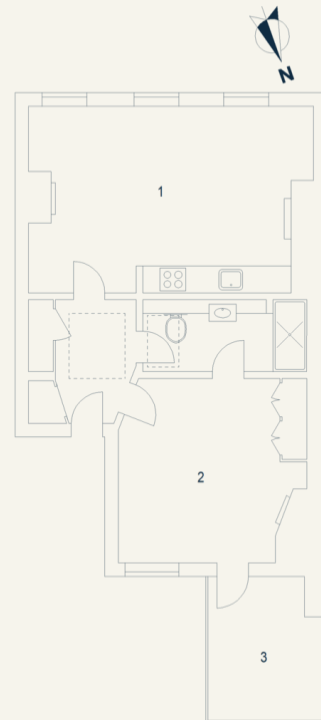
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Litchfield Street,  
Covent Garden, WC2

Approximate Gross Internal Area 57 sq m / 614 sq ft

Third Floor

- 1 Kitchen / Reception Room  
6.37 x 4.14M  
20'11" x 13'7"
- 2 Bedroom  
4.22 x 4.10M  
13'10" x 13'5"
- 3 Roof Terrace  
3.22 x 2.60M  
10'7" x 8'6"



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