

**For Rent**



**People Make Places**



**New Row, Covent Garden WC2**

Studio | 398 sq ft

£515 pw





A well-appointed studio flat located on the 2nd floor of a period building just moments from Covent Garden's famous piazza. The apartment boasts a spacious studio space, a sleek fitted kitchen, and a stylish modern shower room. There are wood floors throughout with tiles in the bathroom.

#### What you need to know

- Studio flat
- Shower room
- Wood floors
- Modern kitchen
- Feature fireplace (decorative)
- Unfurnished
- Available late November
- 1st floor walk up
- Moments from Piazza
- Close to Leicester Square & Covent Garden tube





### Overview

A stunning recently refurbished studio flat located on the 2nd floor of a period building on New Row. The flat has a good size studio room, a contemporary fitted kitchen & modern shower room. There are wood floors throughout with tiles in the bathroom.

New Row is a bustling street, which is pedestrianised from 10am, brimming with boutique shops, restaurants & cafes. It also houses one of Covent Garden's best coffee shops (in our opinion), Espresso Rooms. The top of New Row leads to the Piazza and down to St Martins Lane, which houses some of the areas most renowned theatres.

Available late November. Landlord offers the flat on an unfurnished basis with a 3 year contract with a 6 months mutual break clause - subject to contract and satisfactory references. Westminster Council tax band E.

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# People Make Places

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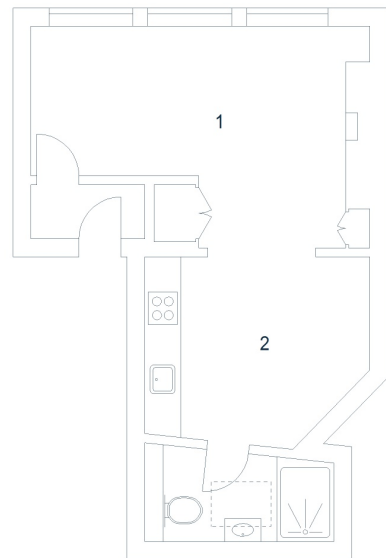
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	40 E
21-38	F		
1-20	G		

## New Row, WC2

Approximate Gross Internal Area 37 sq m / 398 sq ft

### First Floor

- 1 Bedroom / Reception Room  
5.63 x 3.70M  
18'6" x 12'2"
- 2 Kitchen / Dining Room  
3.73 x 2.95M  
12'3" x 9'8"



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