

Garrick Street, London WC2E



Garrick Street

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This well appointed two bedroom, two bathroom apartment is situated on the third and fourth floors of Garrick Street, an historic period building of architectural interest and immense character located opposite Covent Garden's distinguished Garrick Club. This bright, well proportioned duplex apartment offers a sense of calmness throughout.

Being at the top of the building and with south-westerly aspect, the open plan primary living space benefits from a huge amount of natural light. There is access to a (currently un-demised) roof terrace which has commanding views over the rooftops toward numerous surrounding landmarks.



Guide price: £1,600,000

Tenure: Leasehold: approximately 99 years remaining

Service charge: £2,600 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G



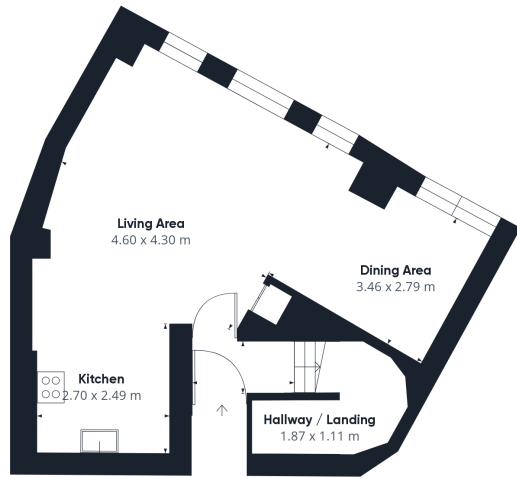
Garrick Street is extremely well located, being in the heart of London's vibrant West End, close to Covent Garden's Piazza with its street performers, high-end boutiques and numerous bars and restaurants. Nearby New Row offers a more village-like vibe with a number of cafes and independent shops & eateries, leading to St. Martin's Lane, home of the Colosseum and Prince of Wales Theatres, as well as the Ian Schrager designed St. Martin's Lane Hotel. In recent years Covent Garden has become a globally recognised centre for culture, retail, dining and entertainment, offering a unique and peerless mix of lifestyle attractions catering to both the domestic and international market. Residents of Garrick Street are perfectly positioned to travel and explore London on foot, with the West End, Mayfair, the South Bank, River Thames and many of London's wonderful parks and open spaces within easy reach, with tube services from nearby Covent Garden, Leicester Square & Charing Cross Stations. Some of London's top educational institutions such as King's College, University College London and the London School of Economics & Political Science (LSE) all have campuses nearby.



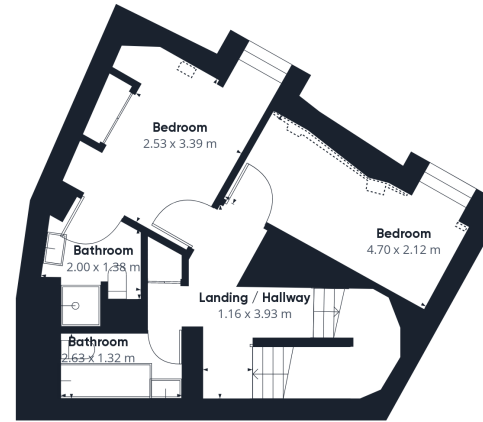




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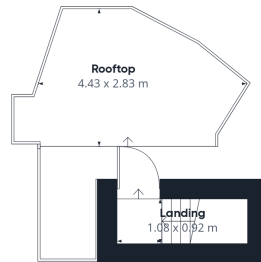
Floor 0



Floor 1

Approximate Gross Internal Floor Area
96.0 sq m / 1033.34 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Floor 2

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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