

Henrietta Street

COVENT GARDEN WC2E





An exceptional and rarely available 2 bedroom apartment, with a spacious loft area and a separate study/ third bedroom. Located on one of Covent Garden's premier streets, with fabulous uninterrupted views across the iconic Covent Garden Piazza



Occupying the second and third floors of this attractive Grade 2 listed Georgian building. The apartment comprises a substantial reception area and integrated dining area, featuring high ceilings and classic wooden flooring throughout. The reception area features 3 large windows, contributing to the bright feel of the apartment. There is also a separate and well sized modern kitchen, with a breakfast bar and island, and a guest W.C. The separate study area on the half landing can also be used as a third bedroom.





On the third floor of the apartment there is a large master bedroom with three sash windows overlooking the Piazza, with en-suite bath and shower room. A further spacious guest bedroom and separate guest shower room, plus ample full height storage cupboards, and loft access from the top landing. The long leasehold apartment extends to 1858sq.ft, with the additional benefit of 234 sq.ft of floored loft storage with built in cupboards, and a lockable basement storage vault.

Tenure

126 years approx lease length

Price

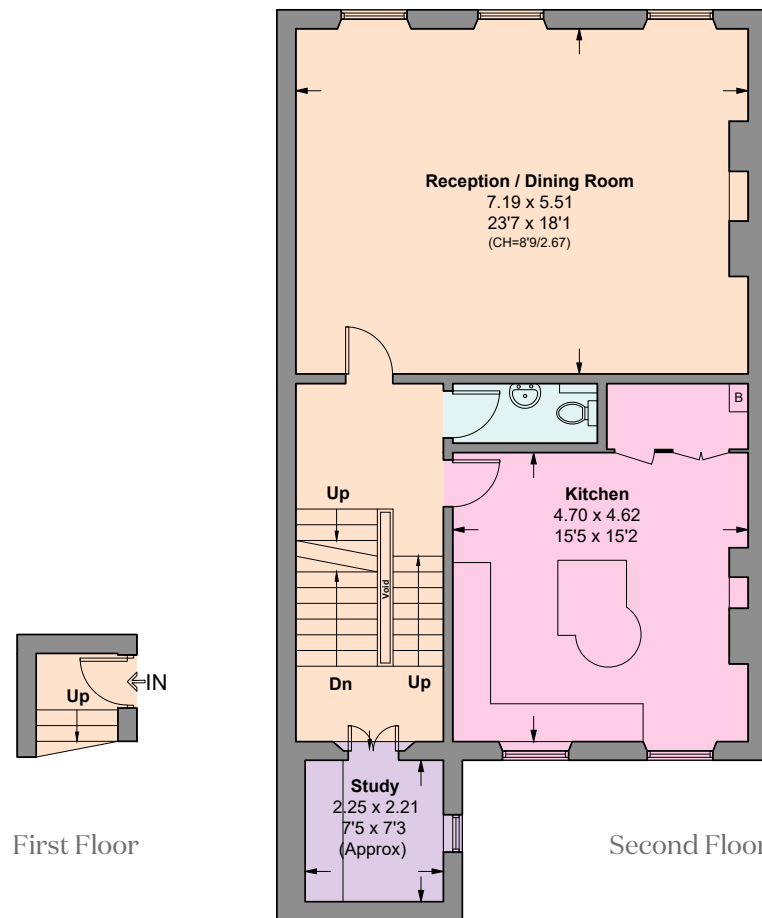
Guide price £3,650,000

Local Authority

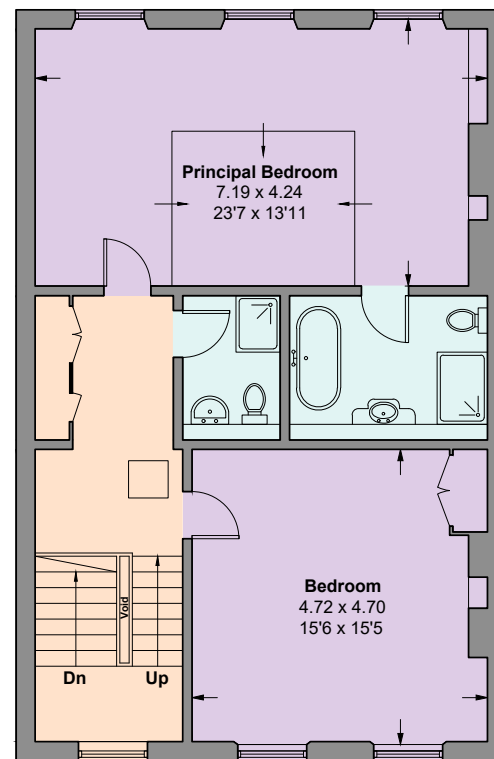
Westminster

EPC

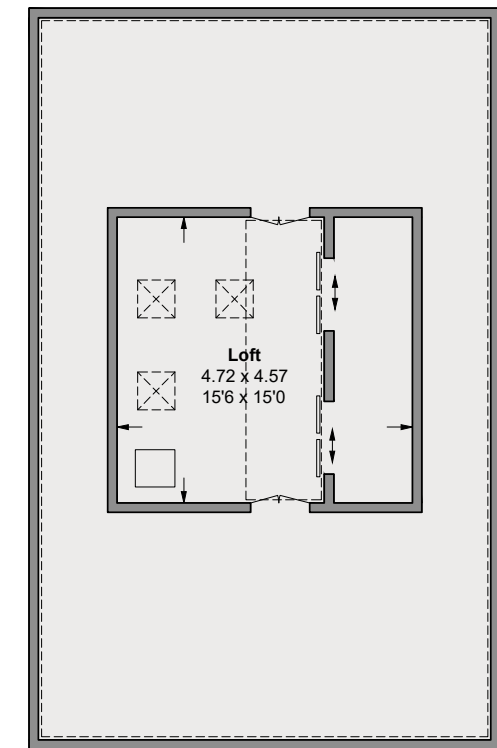
D



First Floor



Second Floor



☐ = Reduce head height below 1.5m

Loft



Approximate Area

172.6 sq m
1858 sq ft

Useable Loft Area

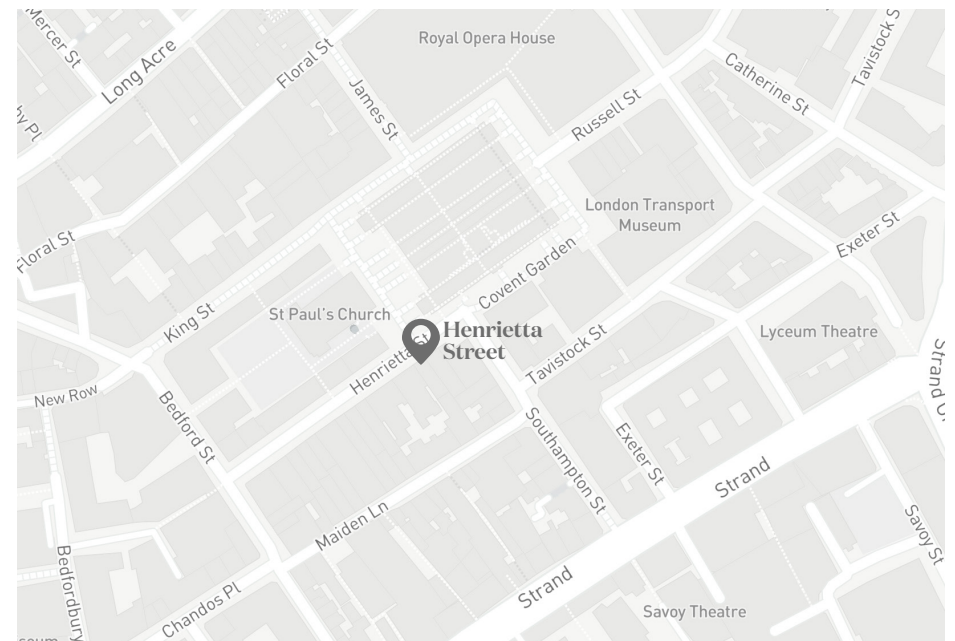
21.8 sq m
234 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID706319)



Location

Henrietta Street is one of Covent Garden's most sought after and historically important streets, and is located in a prominent position on the South of The Piazza. Close to iconic London landmarks such as The Royal Opera House and St. Pauls Church and gardens.





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