

Henrietta Street, Covent Garden WC2E



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Occupying the entire second floor, this beautifully presented apartment offers extensive living and entertaining space. It strikes a wonderful balance of elegant design and original features, with its stunning wood flooring throughout and grand windows overlooking the Piazza.

The apartment comprises an impressive open plan kitchen/reception room, which features a fireplace and large windows allowing for an abundance of natural light. The kitchen is of the highest specification and showcases marble countertops and fully integrated appliances.



Guide price: £4,150,000

Tenure: Leasehold: approximately 987 years remaining

Service charge: £15,279 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: F



The apartment further comprises a spacious principal bedroom suite with dressing room, two further bedroom suites, a guest WC and a separate utility room. All three bathrooms have underfloor heating and have been created using stunning marble throughout.

The property benefits from integrated heating/cooling systems, programmable lighting and wonderful craftsmanship. There is also direct lift access into the apartment and impressive views over the bustling Covent Garden Piazza.







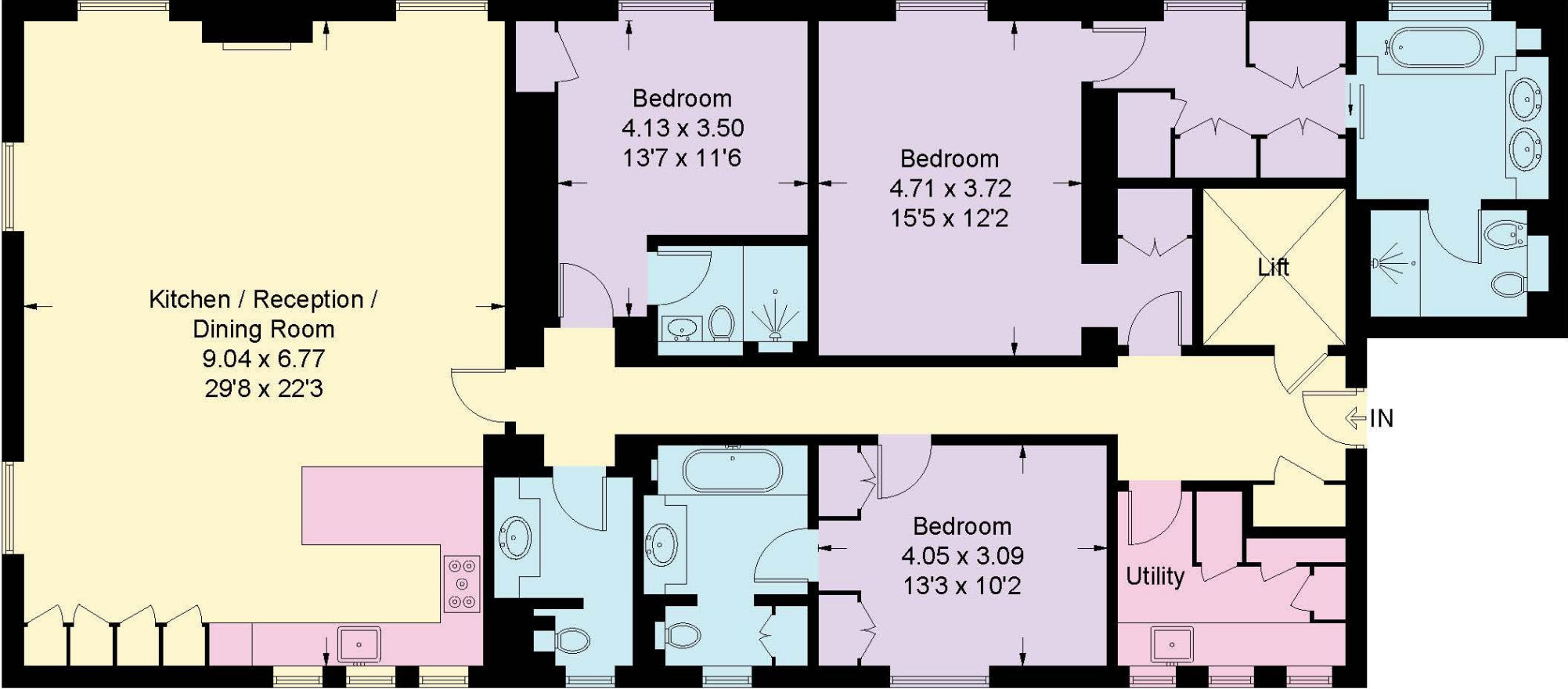
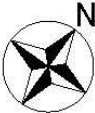
Location

Situated in the heart of the culture rich West End on a charming cobbled street overlooking Covent Garden's famous Piazza, the property is perfectly positioned for the area's upmarket boutiques, restaurants, theatres, museums and hotels. Covent Garden, having benefitted from a significant investment and development programme in recent years, is now one of London's finest and most picturesque retail and restaurant neighbourhoods. Henrietta Street is one of its most sought-after addresses, with notable restaurants including Cora Pearl and Din Tai Fung, as well as nearby Sushi Samba and The Ivy. Local transport links include Covent Garden underground station (0.1 miles) and Tottenham Court Road underground station (0.5 miles). All distances are approximate.



**Approximate Gross Internal Floor Area
176 sq m / 1,895 sq ft**

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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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Particulars dated September 2023. Photographs and videos dated September 2023.

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