



Bedford Street, Covent Garden WC2E



Bedford Street

Covent Garden WC2E

Bedford House is located to embrace the best of London, either by foot or by public transport. The property is situated amongst the exciting lifestyle of bars, restaurants and boutique shops, with Oxford Circus and Bond Street only a few steps away on the underground. The Strand plays host to many high street shops and entertaining experiences, setting Bedford House within the energetic heart of Covent Garden. The property is perfectly placed, located near various tube stations including Covent Garden (0.4 miles), Leicester Square (0.4 miles) and Charing Cross (0.3 miles). All distances are approximate.



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Guide price: £3,695,000

Tenure: Leasehold: approximately 988 years remaining

Service charge: £23,355 per annum, reviewed every year, next review due 2025

Ground rent: £450 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: H

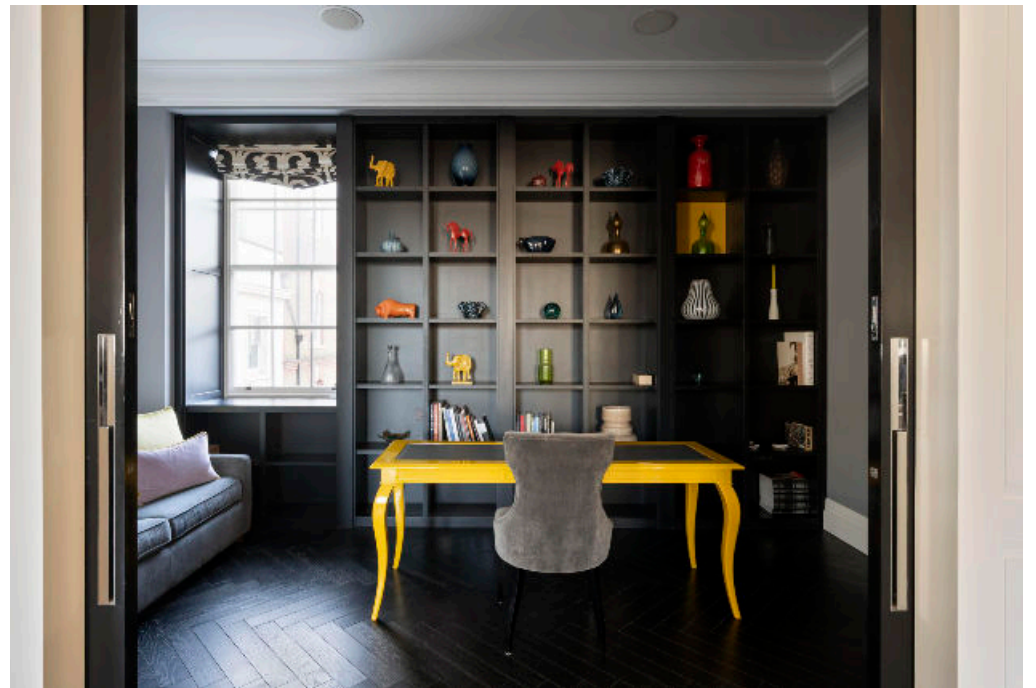
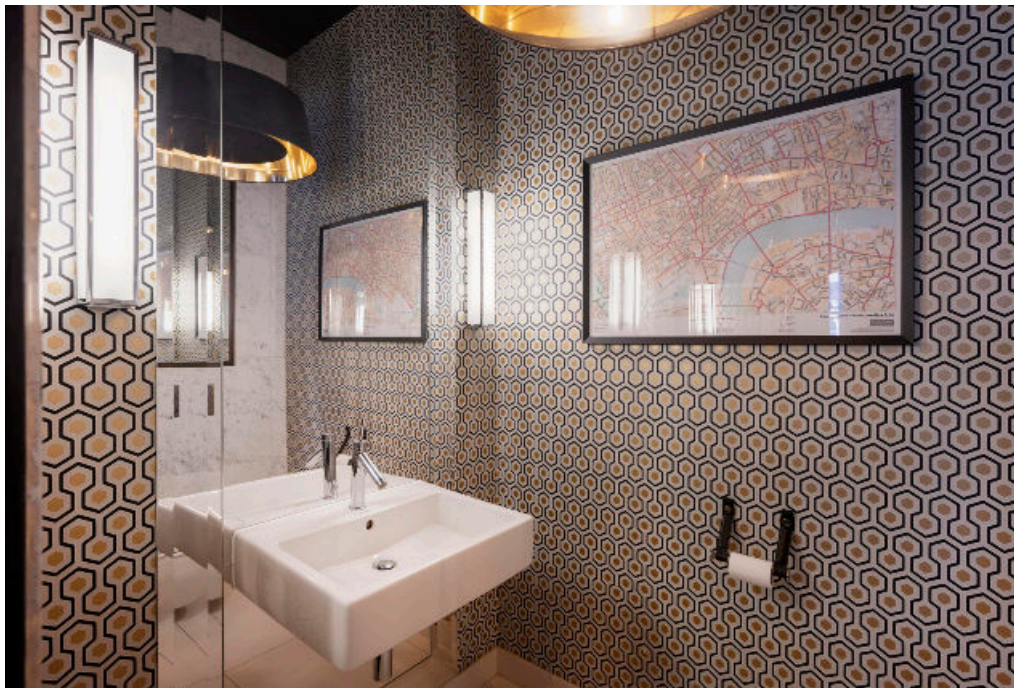
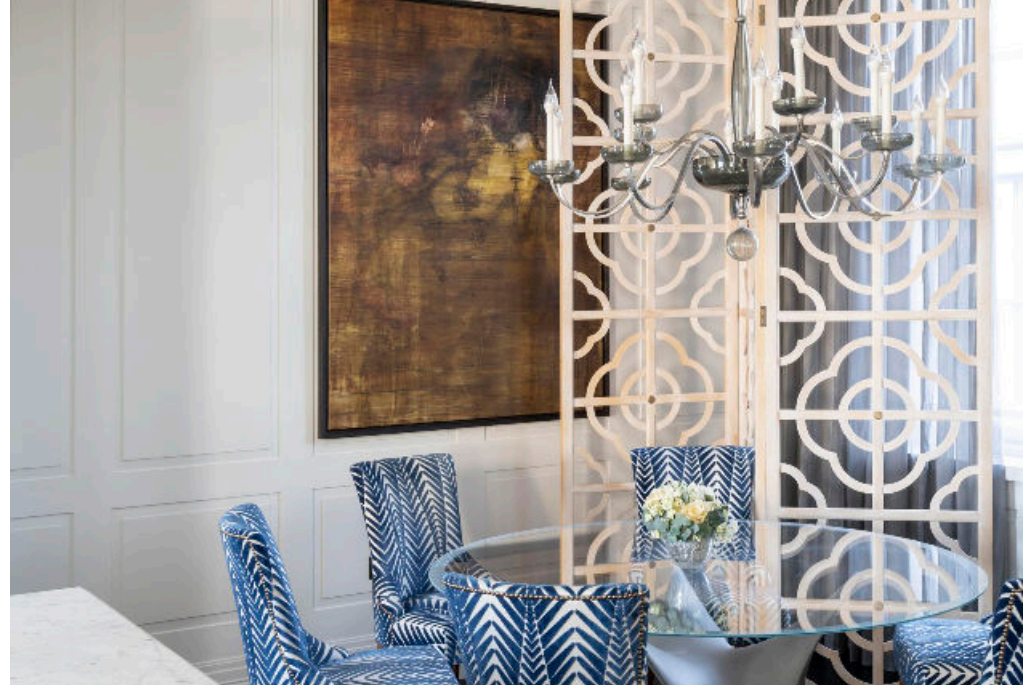


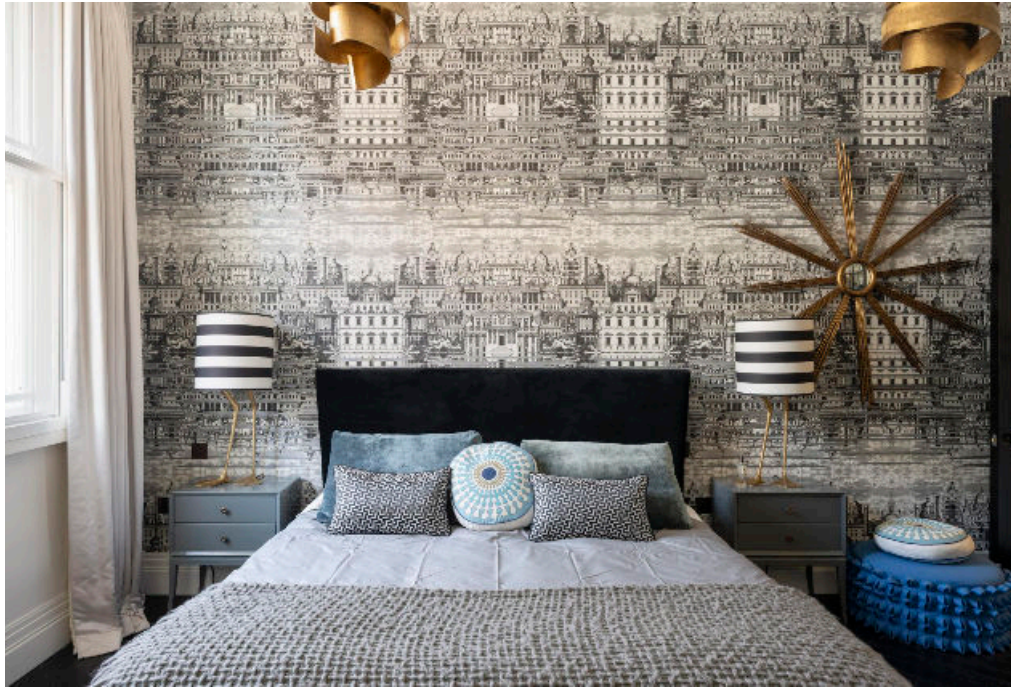
Located on the second floor of one of the area's most stylish developments, this striking two bedroom apartment offers immediate access to the very best of London. The apartment benefits from an exceptional open plan reception, kitchen and dining area, providing the perfect space for entertaining. The living space has views along the now pedestrianised historical Henrietta Street, and to the rear of the property there are views of the Coliseum's iconic Globe.

The two generously sized double bedrooms offer fitted wardrobes and en suites. The en suite in the principal bedroom benefits from a luxurious free-standing bath. An additional third bedroom/study is accompanied by a separate guest W/C. The double-height ceilings, large windows, and exquisite, modern interiors throughout further bolster the grandeur of this beautiful home, with additional benefits including lift access and a weekday porter.



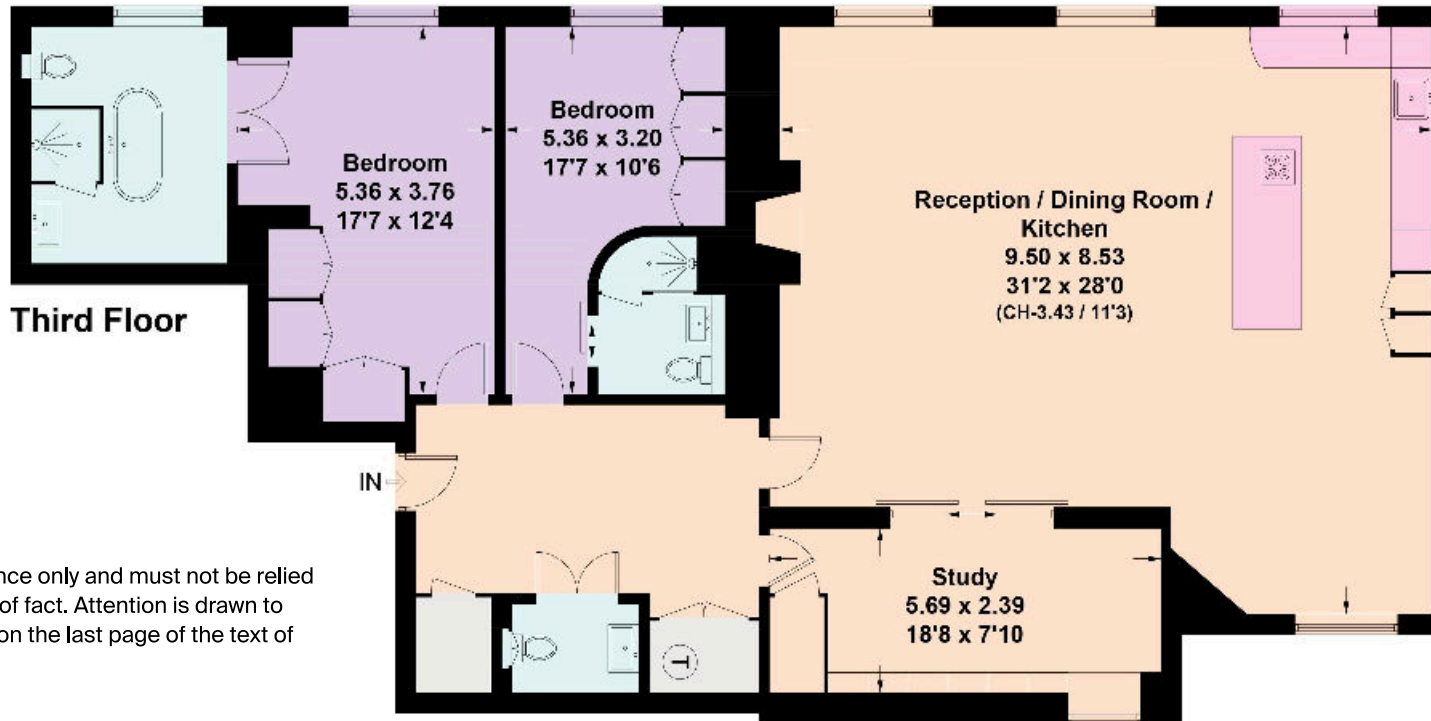






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Approximate Floor Area = 165.7sq m / 1783 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)



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.

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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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Particulars dated November 2023. Photographs and videos dated November 2023.

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