



Neal's Yard, Covent Garden, London WC2H



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This converted warehouse flat is situated on the second floor and showcases arguably one of the best reception rooms in the West End. The room is flooded with natural light and is perfect for entertaining, with plenty of space for a living area and a dining area.

Over the two floors there are two roof terraces; the largest of which is south facing. There is also a kitchen, a study area, two bedrooms and two bathrooms and a sauna. Please note that we have been unable to confirm the date of the next review for service charge/ground rent. You should ensure that you or your advisors make your own enquiries.



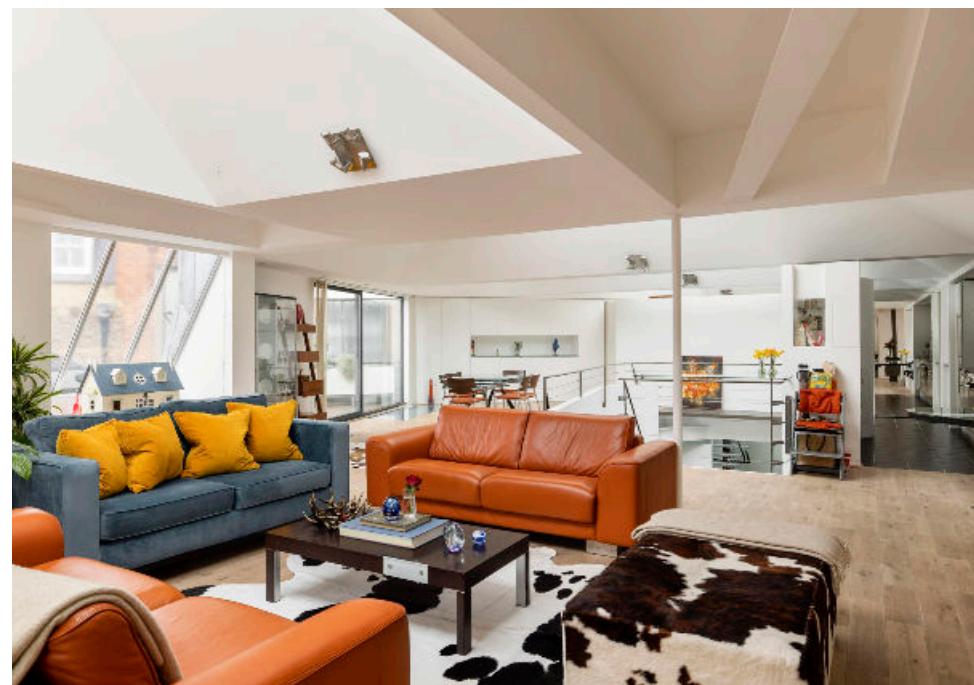
Guide price: £3,695,000

Tenure: Leasehold: approximately 114 years remaining

Service charge: £18,000 P/A

Local authority: London Borough of Camden

Council tax band: G





The property has a long lease and 24 hour security around the Neal's Yard area.

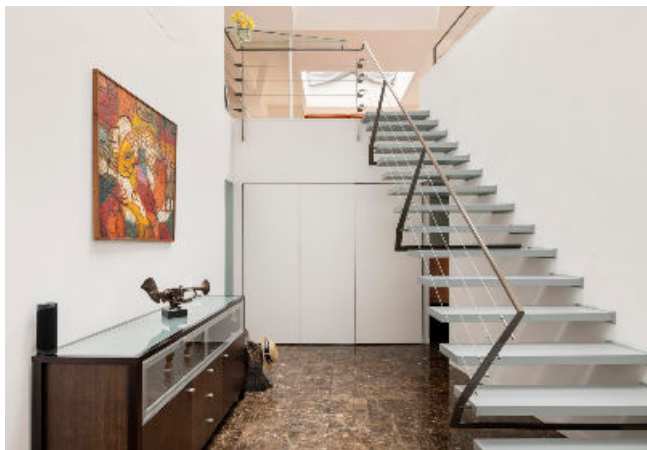




Location

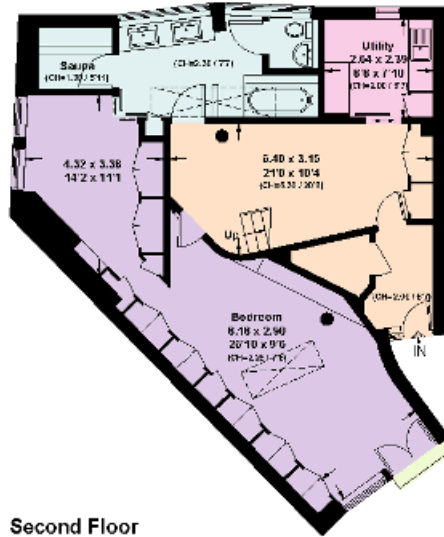
Neal's Yard is named after the 17th century developer, Thomas Neale. It is close to both Covent Garden underground station (260 metres away) which is on the Piccadilly line, and Tottenham Court Road underground station (550 metres away) which is on the Central and Northern lines, making it ideal for an occupant looking for a quick commute to the City. Shaftesbury Avenue is also serviced by a number of different bus routes for travel across London.



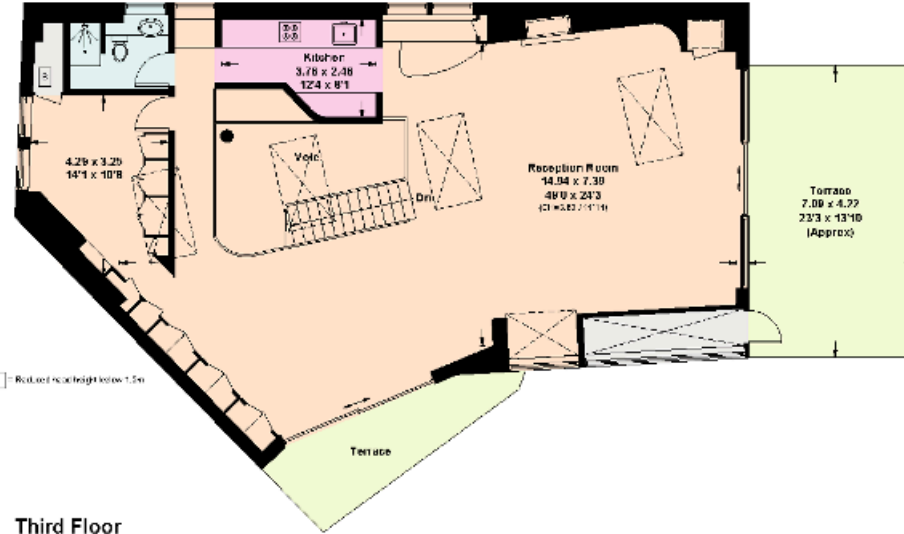


Neals Yard, WC2H

Approximate Floor Area = 216.6 sq m / 2331 sq ft
(Excluding Void)
Including Limited Use Area (3.5 sq m / 38 sq ft)



Second Floor



Third Floor

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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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 March 2022. Photographs and videos dated March 2022.

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