



Broad Court, Covent Garden **WC2B**



Accommodation

This exceptional, bright two bedroom apartment offers a generous 754 sq. ft. of accommodation and is situated in an impressive Edwardian Grade II Listed mansion block, just moments away from the Covent Garden Piazza. The property boasts a spacious, open plan eat-in kitchen/dining room, two double bedrooms and a large bathroom with bathtub and separate shower. The interiors are beautifully finished throughout, and the apartment also features a 24 sq. ft. private balcony, providing rare outdoor space in Central London. The property is located on a quiet, pedestrianized street which offers peace and tranquility in the bustling heart of the city.



Guide price: £1,495,000

Tenure: Share of freehold plus leasehold, approximately 981 years remaining

Service charge: Approximately £6,000 per annum, reviewed annually, next review due 2024

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: F





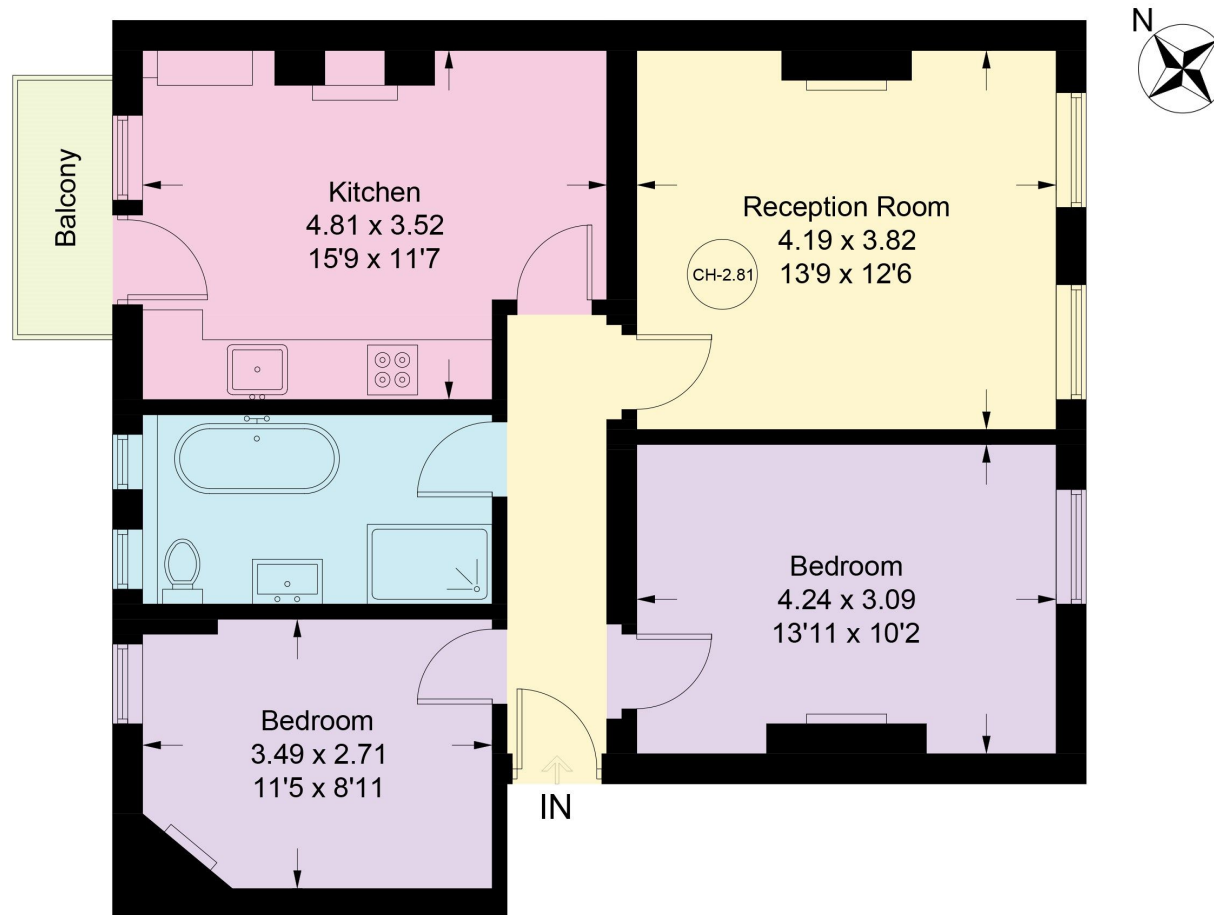


Location

Broad Court is a highly sought-after period building in a prime location in the heart of Covent Garden, just moments from a wide variety of amenities, including shops and restaurants. It is ideally located for the delights of the West End, within close proximity to the popular Covent Garden Piazza, the Opera Quarter, Trafalgar Square, the Strand and the River Thames. The most prestigious shopping streets, fantastic theatres, galleries, world-renowned restaurants, hotels, universities and cultural landmarks are in walking distance. The nearest Underground stations are Covent Garden, Holborn, Leicester Square, Charing Cross, and Embankment.







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.

Raised Ground Floor

Approximate Gross Internal Floor Area
748 sq m / 69.5 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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