



FLORAL COURT

Covent Garden WC2E



LUXURIOUS LIVING IN THE HEART OF LONDON

A beautiful flat with views of Floral Street in one of the most sought after buildings in the West End.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 990 years remaining

Service charge: £17,924 per annum, reviewed every year, next review due 2026

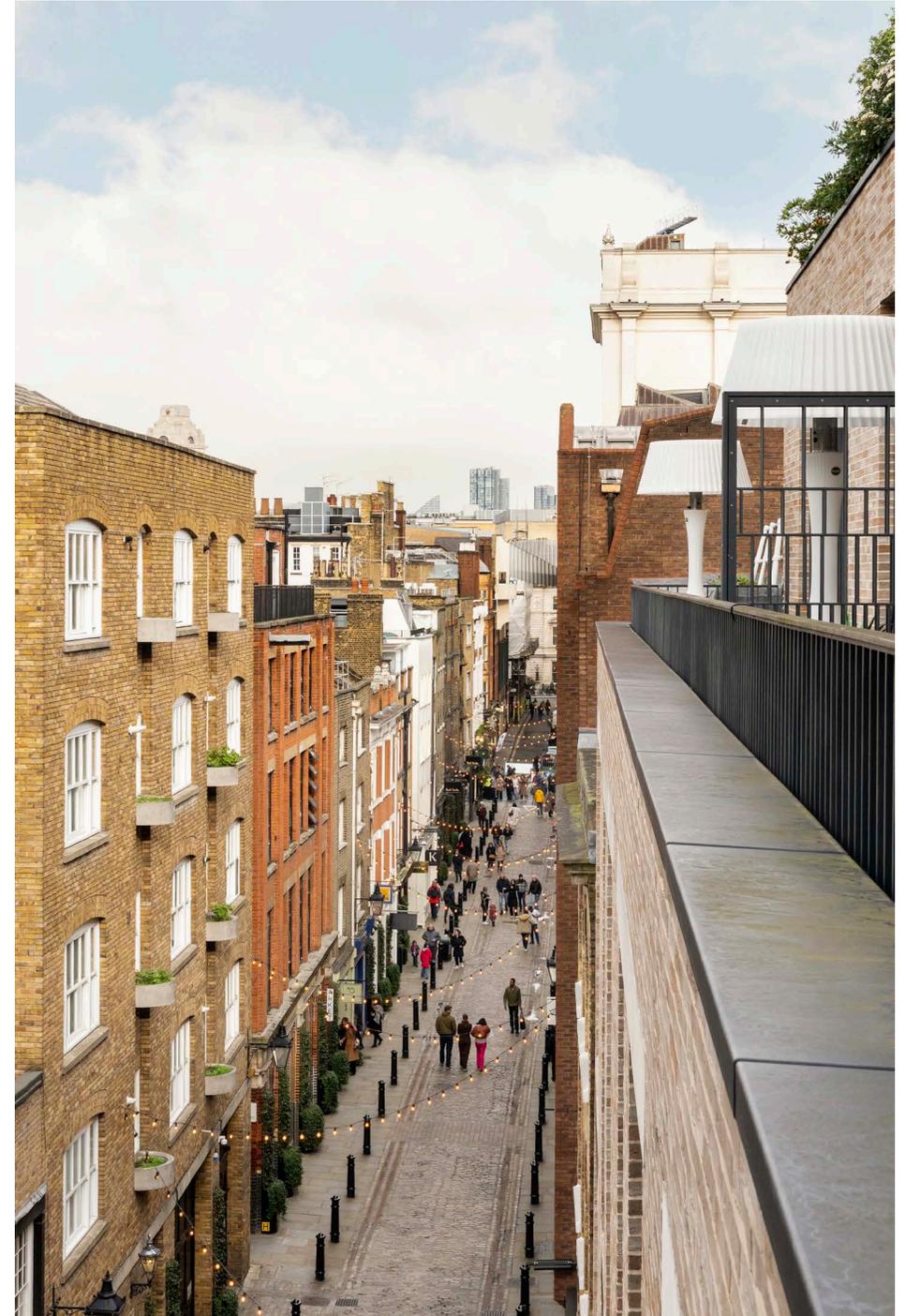
Guide price: £5,500,000



FLORAL COURT, COVENT GARDENS WC2E

Situated on the fourth floor of the esteemed Floral Court development, this beautifully proportioned lateral apartment offers refined contemporary living in the very heart of Covent Garden. Completed in 2019 in collaboration with renowned architects KPF, Floral Court represents the final and most significant phase of Capco's celebrated regeneration of the Covent Garden Estate. The result is a rare blend of architectural heritage and modern design excellence, centred around a serene newly created courtyard between Floral Street and King Street.

Residents enter through a grand hotel-style lobby, where contemporary interiors sit elegantly against restored 1717 original plasterwork and panelling—a magnificent reminder of the building's former life as the headquarters of the London Fire Brigade. This meticulously refurbished entrance, combined with 24-hour concierge service, creates an immediate sense of exclusivity and calm.







Inside the apartment, generous ceiling heights and full-height corner-aspect windows flood the open-plan living space with natural light, connecting the home beautifully to the surrounding cityscape. Oak floors, bespoke joinery, polished plaster walls and a palette of fine natural materials enhance the sense of craftsmanship throughout. The striking kitchen features a sculptural Italian marble island and high-end Miele appliances—including an induction hob with recessed downdraft extractor—designed for both everyday living and stylish entertaining.

The property offers potential for three bedrooms. Two bedrooms open onto one of the terraces, and benefit from elegant en-suite bath and shower rooms, finished with high-quality fittings and contemporary natural materials. The third bedroom can also serve as a superb study or secondary reception space. In a neighbourhood where outdoor space is exceptionally rare, two private terraces with different aspects elevate this apartment to a truly unique offering.

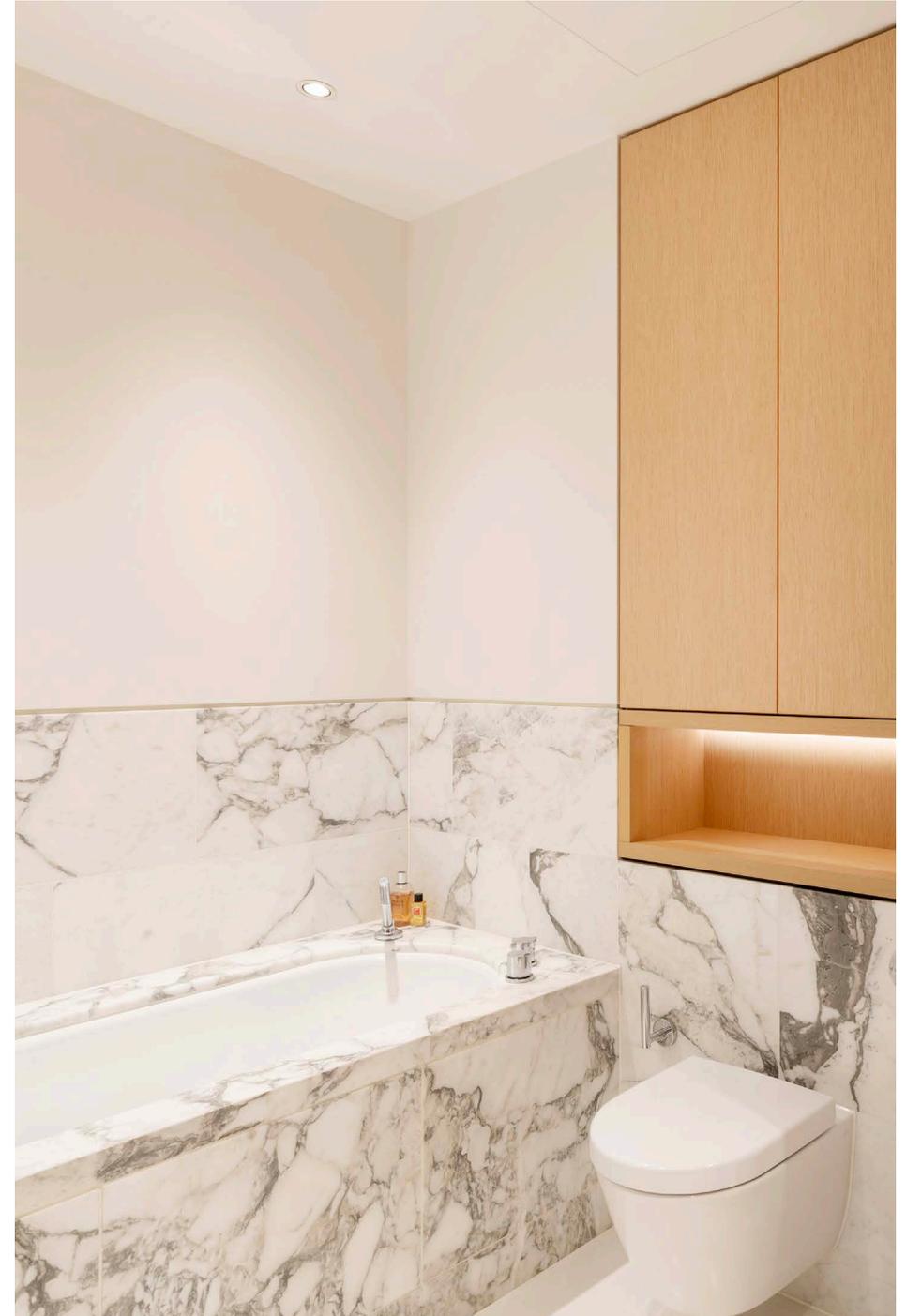
With access to a residents' lounge, cinema room and 24-hour security, this apartment combines modern luxury with a sense of tranquillity seldom found in central London.



THE BEST OF LONDON AT YOUR DOORSTEP

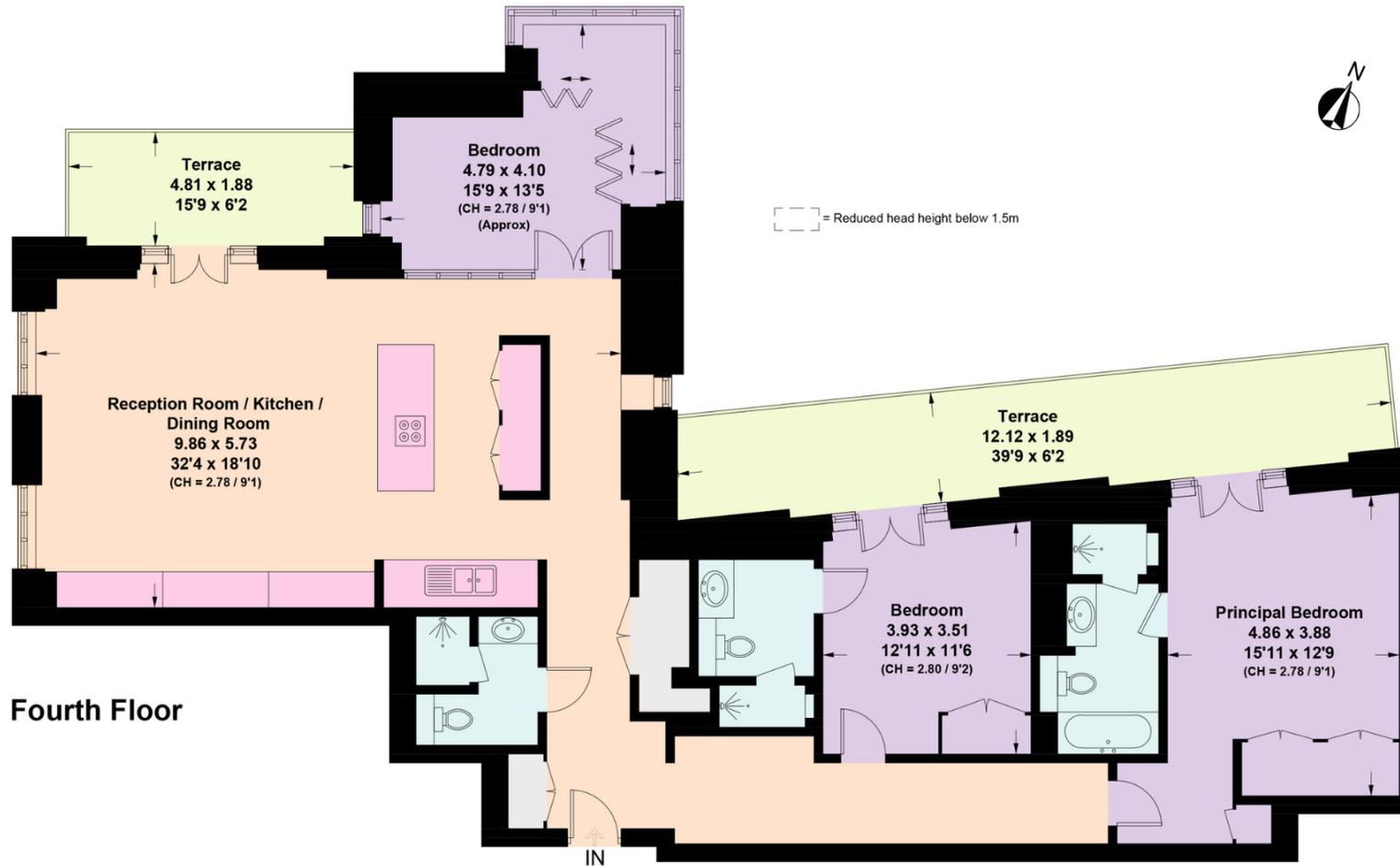
Floral Court sits discreetly between King Street and cobbled Floral Street, providing a secluded urban oasis mere steps from Covent Garden's vibrant cultural, dining and retail scene. Covent Garden is globally recognised as one of London's premier destinations for the arts, fashion, and gastronomy. The neighbourhood is home to a wealth of acclaimed restaurants, including Balthazar, The Ivy Market Grill, Sushi Samba, Frenchie, Oystermen, Cora Pearl, and the iconic Din Tai Fung. The world-renowned Royal Opera House presides over the historic piazza, while countless West End theatres are located within minutes, making the area a cultural epicentre both day and night.

Despite its lively surroundings, pockets of calm are close at hand. The peaceful gardens of St Paul's Church—tucked between Henrietta Street and King Street—offer a quiet retreat, while the Thames and the green expanses of Embankment Gardens sit just a short stroll away. The Southbank's riverside arts institutions are easily reached across Waterloo or Hungerford Bridge. Transport links are superb, with Covent Garden, Leicester Square, and Charing Cross stations providing rapid access across London, ensuring this uniquely crafted home is as practical as it is beautifully positioned.









Approximate Gross Internal Area = 149.5 sq m / 1609 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. (ID767266)

We would be delighted
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