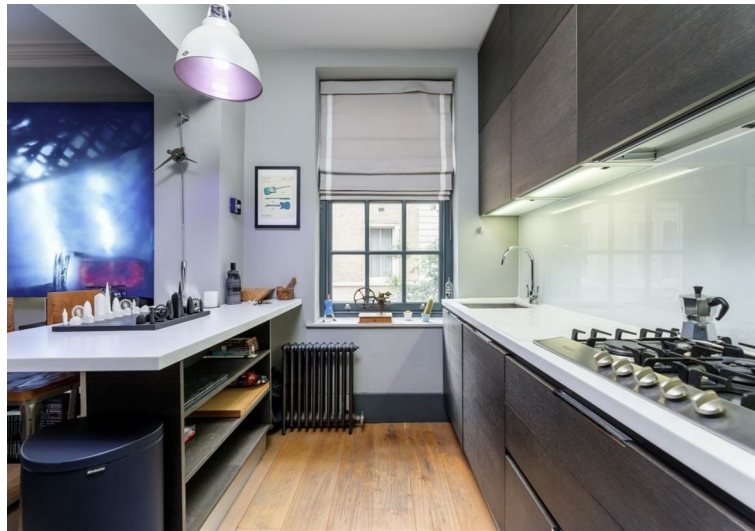


Broad Court, Covent Garden, WC2 £1,095,000 Subject to contract

A truly stunning, interior-designed apartment, in the very heart of Covent Garden.

This wonderful property, arranged on the first floor of an ideally located building in Covent Garden offers a bright and airy reception room, with period features and high ceilings boasting a corner position that provides three large sash windows, a contemporary and fully fitted kitchen opening into the reception, a large double bedroom with feature fireplace, a luxury bathroom with shower, and a second bedroom/study.

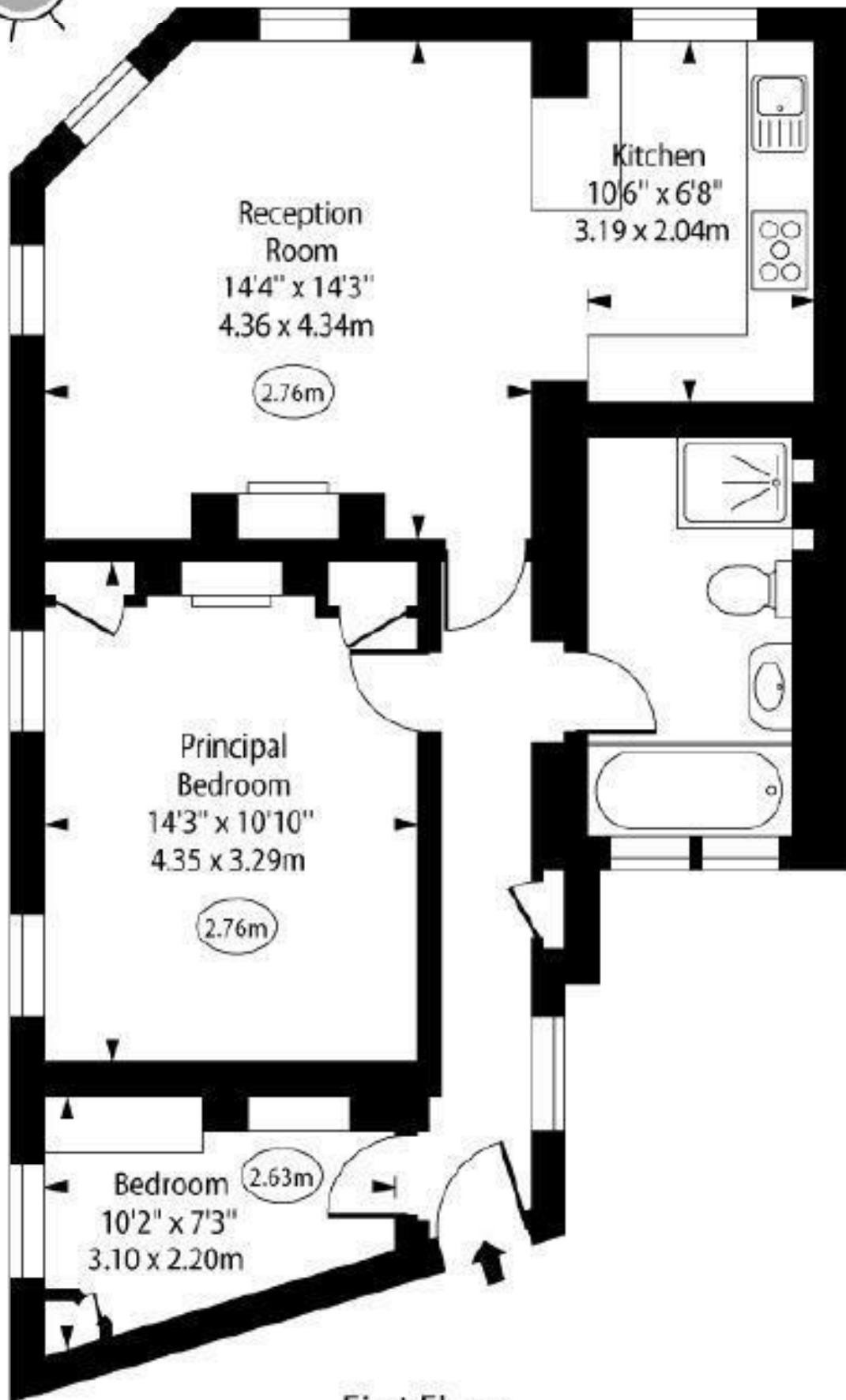
Broad Court is a popular Mansion Block centrally located for numerous high-quality restaurants, pavement cafes, some of London's best shopping, Covent Garden Piazza, theatres, and the London Opera House.



Broad Court



○ - Ceiling Height



First Floor

Approx Gross Internal Area

682 Sq Ft - 63.36 Sq M

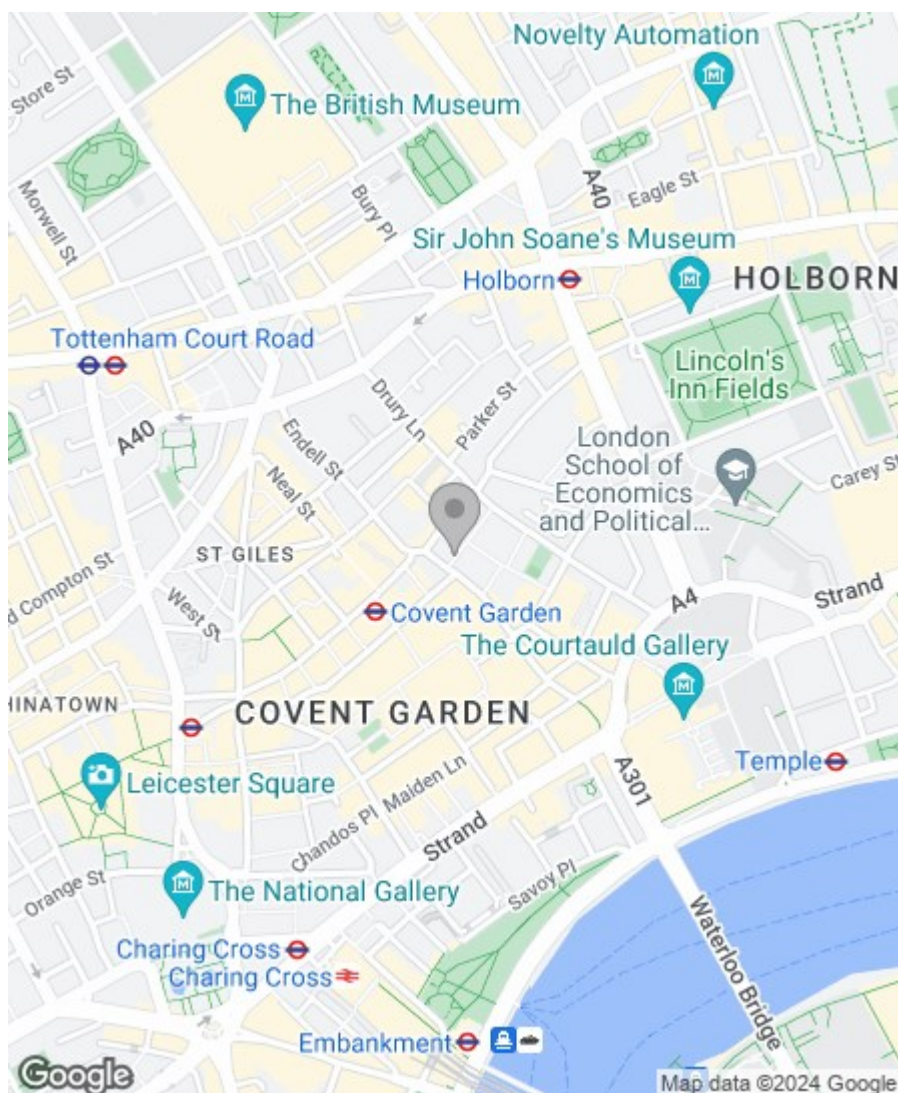
For Illustration Purposes Only - Not To Scale

Property Overview

Location	Covent Garden, WC2B
Price	£1,095,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	H
Current Ground Rent	TBC
Service Charge	£3092 pa
Term	Approx 103 years remain - expiring 24.12.2127

Key Features

- Stunning Interior designed apartment
- Wooden floors
- Period Features
- High Quality Throughout
- 2 bedrooms
- Bright and Airy
- High ceilings
- No Chain
- Sole Agent
- Superb Location



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

