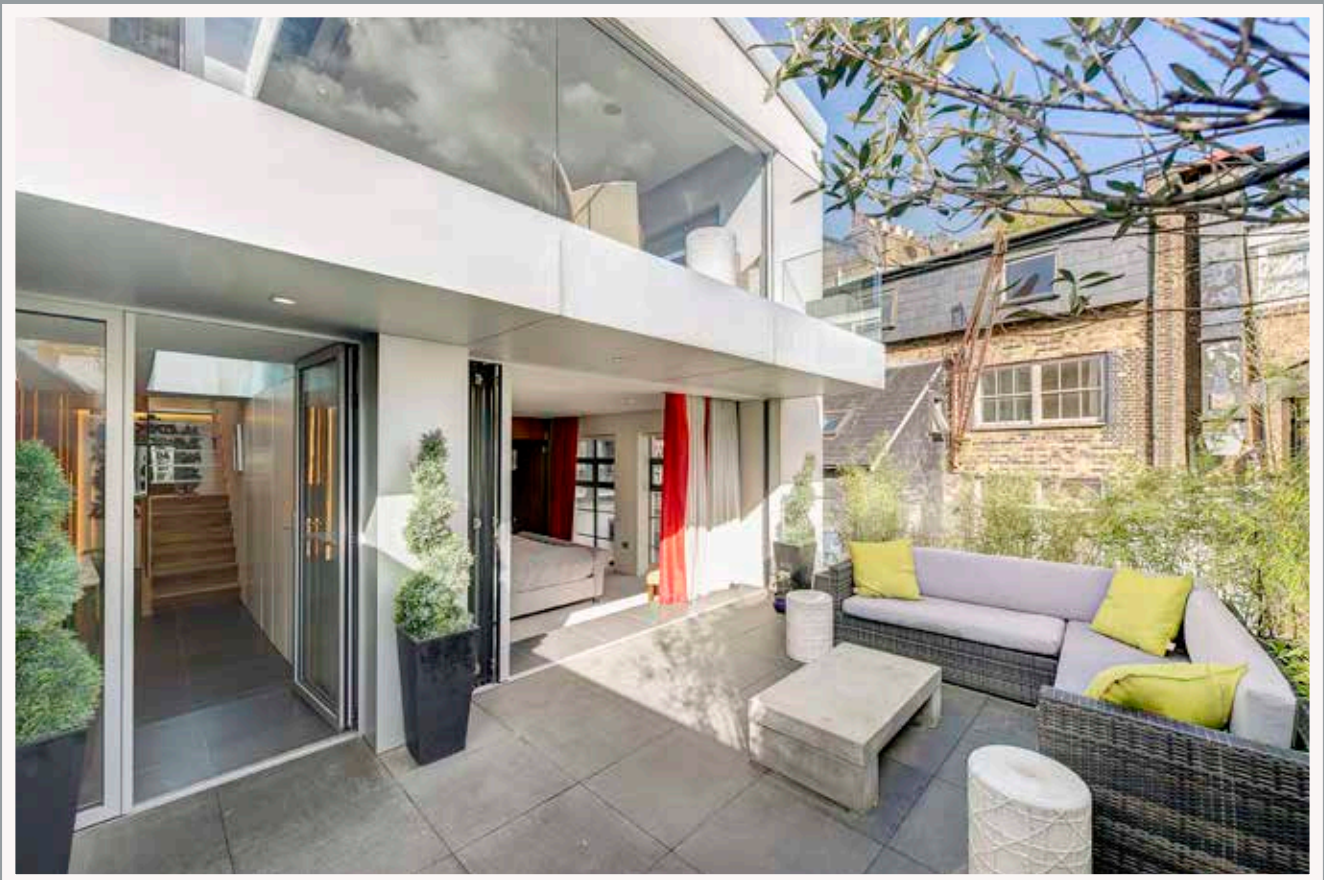


LATCHFORDS YARD, ENDELL STREET  
COVENT GARDEN



## ACCOMMODATION

Open plan kitchen/reception room | Three bedrooms | Two en-suites | Further shower room

| Two terraces | Own front door | Private lift | Gated courtyard location

Guide price: £3,850,000 | Lease Expiry: February 2997 | Service charge: £4,000 per annum | Ground rent: Peppercorn



## PROPERTY INFORMATION

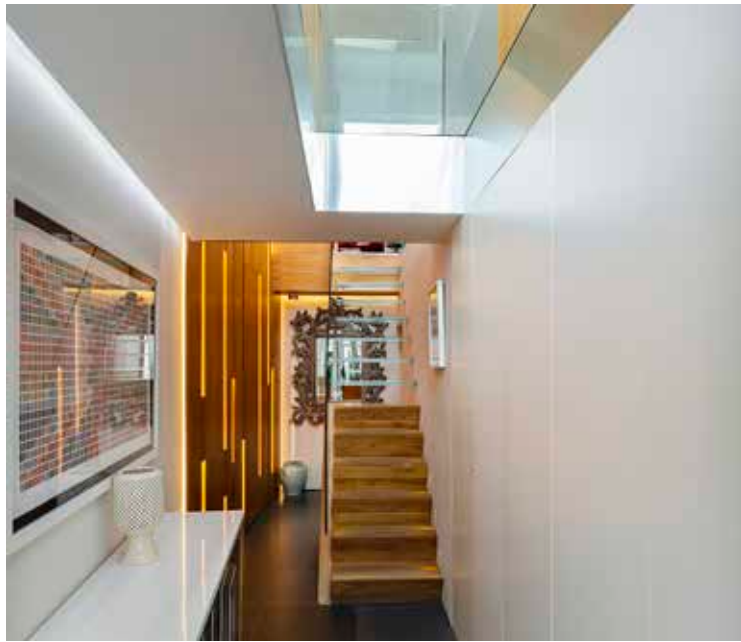
An exceptional and beautifully presented three-bedroom penthouse with the rarity of its own front door and private lift.

Having undergone extensive refurbishment works designed by renowned Coffey Architects, the flat won an AJ Retrofit award in 2014. Boasting a stunning blend of materials with an emphasis on design and natural light, the flat offers exceptional contemporary living with two terraces.

Entering through the front door the private lift takes you to the second floor, opening onto a wonderful terrace. The entrance hall boasts a fabulous skylight with a glass staircase and feature wall with illuminated walnut panelling.

The principal bedroom benefits from a walk through dressing room and en-suite bathroom, and is flooded with natural light from full-length windows and bi-folding doors opening onto the terrace. There are two additional well-proportioned bedrooms and with two further shower rooms (one en-suite).

The third floor comprises the stunning reception room which has multiple zones and is open plan to the kitchen complete with an island, integrated appliances and ample storage. The full-length concertina doors open fully to the terrace, flooding the room with natural light and offering rooftop views over the West End.



## LOCAL INFORMATION

Formally a Victorian timber yard, Latchfords Yard offers a truly unique location in The West End. Situated in the heart of Covent Garden, Latchfords Yard is securely and discreetly tucked away behind gates, offering a calm and tranquil haven in a charming courtyard setting of just five properties. The location is superb offering close proximity to the world class restaurants, retail, museums and theatres of The West End, together with the famous Covent Garden Piazza, The Royal Opera House and Seven Dials.

The nearby transport links are excellent, including Tottenham Court Road underground station (0.3 miles approx.) which now has the added benefit of the Elizabeth line and Central line, Covent Garden Underground Station (0.2 miles approx.) and both Holborn and Leicester Square Underground stations (0.4 miles approx.)



Energy Efficiency Rating		Current	Potential
101-120	A		
81-100	B		
61-80	C		
41-60	D	B+	B+
21-40	E		
1-20	F		
1-10	G		

100 = energy efficient - higher running costs  
 1 = energy inefficient - lower running costs  
 England, Scotland & Wales EU Directive 2002/91/EC

## FLOOR PLANS

Gross Internal Area (approx) = 176 Sq m (1891 Sq ft)



For guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



### Important notice

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