



Beautifully presented three bedroom penthouse apartment, benefitting from a stunning roof terrace with views towards the City of London.

**The Piazza, London, WC2E**

Guide Price: £7,500,000  
Leasehold (990 years remaining)









### Local Information

Situated in the heart of the culture rich West End on a charming cobbled street, the property is perfectly positioned for the area's upmarket boutiques, restaurants, theatres, museums and hotels. Covent Garden, having benefitted from a significant investment and development programme in recent years, is now one of London's finest and most picturesque retail and restaurant neighbourhoods.

Local transport links include Covent Garden underground station (0.1 miles) and Tottenham Court Road underground station (0.5 miles). All distances are approximate.

### About this property

Beautifully presented three bedroom penthouse apartment, benefitting from a stunning roof terrace with views towards the City of London.

This exceptional apartment has been designed to the highest specification with high ceilings, impressive room proportions and a wonderful balance of elegant design and original features. The apartment is situated over three floors, with the lower floor comprising a spacious reception room with beautiful bespoke cabinetry and wood floorings, a fully fitted and modern kitchen with a long and sleek dining area. There is also a utility room and guest cloakroom.

The spacious principal bedroom suite sits on the upper floor and features a walk in wardrobe and stunning marble bathroom with double vanity and separate shower. There are two further bedrooms on this floor, both with built in wardrobes, and one benefitting from an en suite shower room.

The apartment overlooks Covent Garden's famous Piazza, and features a superb roof terrace on the top floor with spectacular views towards the City of London.

The property also benefits from comfort cooling and ceiling speakers in all principal rooms and bedrooms, lift access and day concierge.





Large reception room with bespoke joinery • Spacious fully fitted kitchen / dining area • Principal bedroom suite with walk in wardrobe and stunning marble bathroom • Two further double bedrooms (one en suite shower room) • Guest cloakroom • Utility room • Roof terrace • Views over Covent Garden Piazza and beyond • Comfort Cooling • Service charge: approximately £5,464 per quarter • Ground rent: approximately £553 per annum

**Tenure:**

Leasehold (approximately 990 years remaining)

**Local Authority:**

Westminster

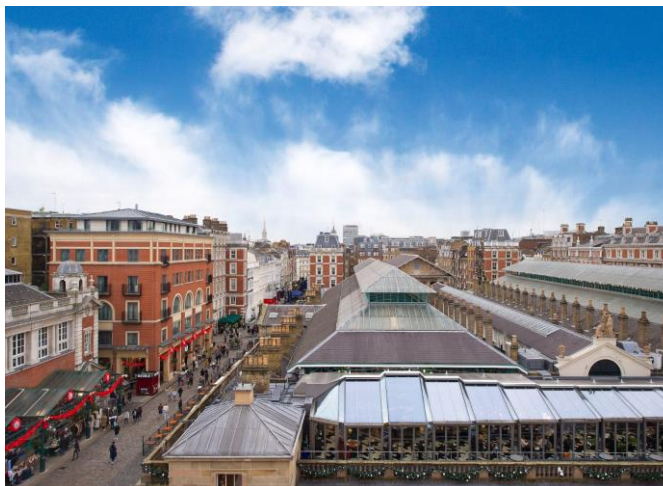
**Energy Performance:**

EPC Rating = C

**Viewing:**

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.

Telephone: +44 (0) 20 7578 5100.







The Piazza, London, WC2E  
Gross Internal Area 2830 sq ft, 262.9 m²

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The Piazza, WC2

Gross internal area (approx.)  
263 Sq m (2830 Sq ft) Including Under 1.5m  
255 Sq m (2742 Sq ft) Excluding Under 1.5m  
For identification only, Not to Scale

capital 020 8671 7722



Not to scale, 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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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