



## Superb one bedroom apartment in a landmark new development with a lift and 24 hour concierge

**Newton Street, London, WC2B**

Guide Price: £1,180,000

Leasehold (approximately 996 years remaining)



# Superb one bedroom apartment with a lift and 24 hour concierge

Luxury apartment • Bedroom • Open plan kitchen / reception room • Bathroom • Fourth Floor • Floor to ceiling windows • 24 hour concierge • EPC rating = B • Service charge: approximately £4,046 p.a • Ground rent : approximately £600 p.a.

## Local Information

Hexagon Apartments is fantastically located, just a moment's walk from the heart of Covent Garden and its superb array of vibrant shops, cafes and award winning restaurants, such as The Ivy. The property is also within close proximity to the world class amenities of Soho and neighbouring Fitzrovia.

Local transport connections include:

Central and Piccadilly Lines, Holborn (approx 0.1 miles).

Northern and Central Lines, Waterloo (approx 0.3 miles).

## About this property

A well presented one bedroom apartment situated on the fourth floor of a highly sought after landmark development. The apartment features floor to ceiling windows, Juliet balconies in both the reception room and bedroom, and has been developed to a superb specification. The apartment of 591 sq ft is well proportioned and offers excellent natural light.

The property comprises of one double bedroom, one bathroom, open plan fully fitted kitchen and reception room, and an entrance hall.

## Tenure

Leasehold (996 years remaining)

## Energy Performance

EPC Rating = B

## 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.



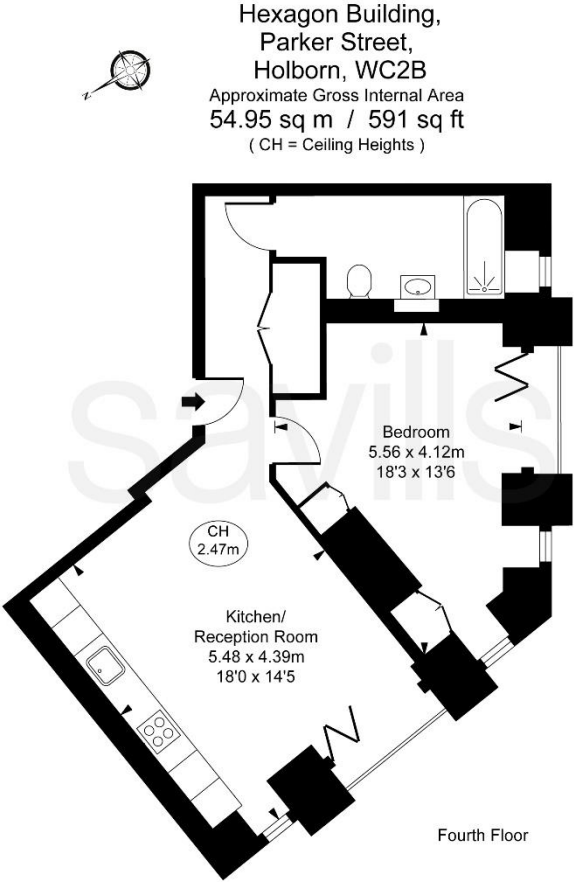





Newton Street, London, WC2B  
Gross Internal Area 591 sq ft, 54.95 m<sup>2</sup>

 |  savills | savills.co.uk

**Claire Reynolds**  
Mayfair & St James's  
**+44 (0) 20 7578 5100**  
creynolds@savills.com



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Fulham Performance

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92+) <b>A</b>                              |                            |   |
| (81-91) <b>B</b>                            | 85                         | 85  |
| (69-80) <b>C</b>                            |                            |   |
| (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<br>2002/91/EC |  |

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200727ALST

