

KING STREET
LONDON, WC2E



ONE OF COVENT GARDEN'S FINEST APARTMENTS

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HISTORY

Built in 1716, 43 King Street is Covent Garden's oldest and arguably most important building. The handsome Grade II listed house was built by the Baroque architect Thomas Archer, and was originally named Russell House after its first owner Lord Russell, First Lord of the Admiralty. The building boasts an unrivalled position on King

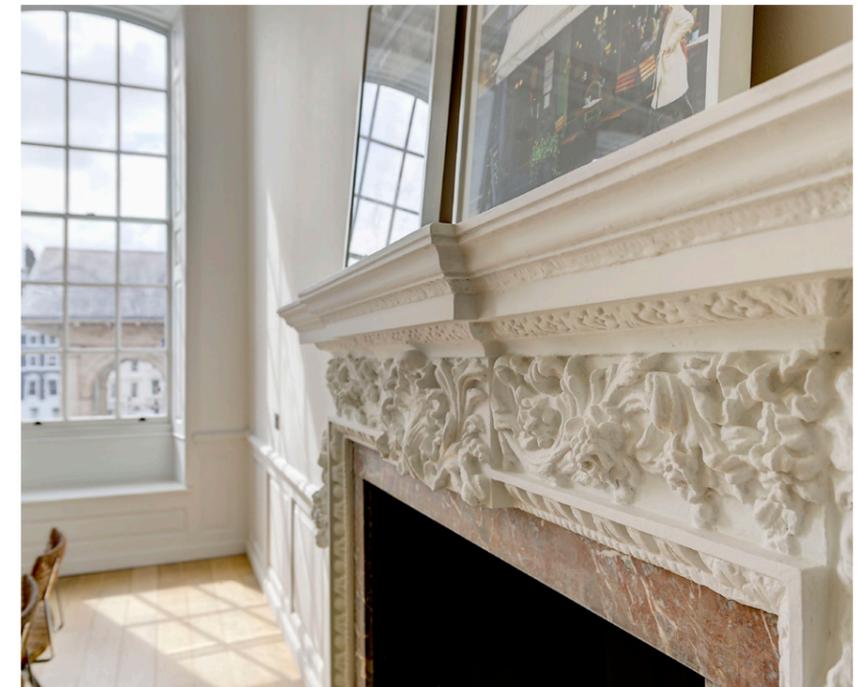
Street, with direct views over the iconic Covent Garden piazza, which was based upon the architecturally important Place des Vosges in Paris.

**THE APARTMENT**

Steeped in history and grandeur, this exceptional apartment is one of the finest in Covent Garden. Having been carefully restored, the apartment has been designed to provide luxurious modern day living whilst preserving its many original period features.

Occupying the entire first floor, the apartment boasts seven grand sash windows across the full width of the building's façade allowing wonderful natural light into the kitchen / dining room and two reception rooms, with south facing views over the beautiful Covent Garden piazza, including the historic St. Paul's church, which dates back to 1633 and was designed by the notable architect Inigo Jones. The period features in the spectacular

central reception room are exquisite, including Baroque plaster decoration, bolection mouldings, panelling and cornice detailing across the walls and ceiling. The spacious kitchen / dining room comes with fully integrated appliances and a beautiful feature fireplace, and there is a further reception room / study also with a feature fireplace. The impressive principal bedroom suite includes a dressing area with fitted wardrobes and en suite bathroom with a bath and separate shower. There is a further generous double bedroom with en suite bathroom, and a separate guest cloakroom. This unique apartment offers exceptional ceiling heights in excess of 4 metres and further benefits from air-conditioning.



LOCAL INFORMATION

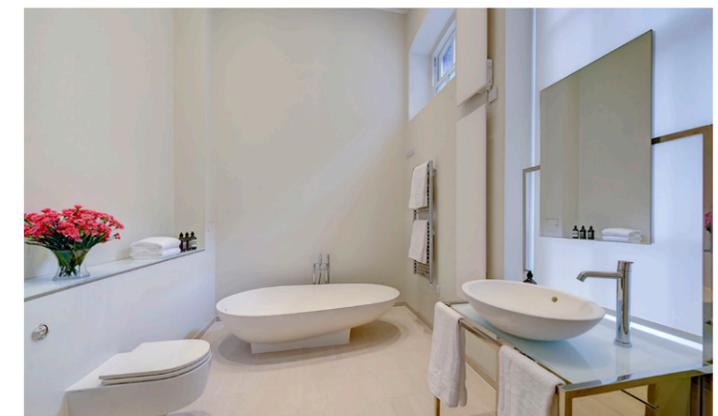
Situated in the heart of the culture rich West End on a charming cobbled street, the property is perfectly positioned for the area's upmarket boutiques, restaurants, theatres, museums and hotels, as well as London's renowned Royal Opera House. Covent Garden, having benefitted from a significant investment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

The apartment is superbly connected with local transport links including Covent Garden underground station (0.1 miles), Leicester Square underground station (0.4 miles), Tottenham Court Road underground station (0.5 miles) and Charing Cross railway station (0.6 miles).



ACCOMMODATION

Two reception rooms | Kitchen / dining room | Principal bedroom suite | Further double bedroom suite | Guest cloakroom
 | Service charge: approximately £4,176 per annum | Ground rent: peppercorn | Leasehold: approximately 109 years remaining

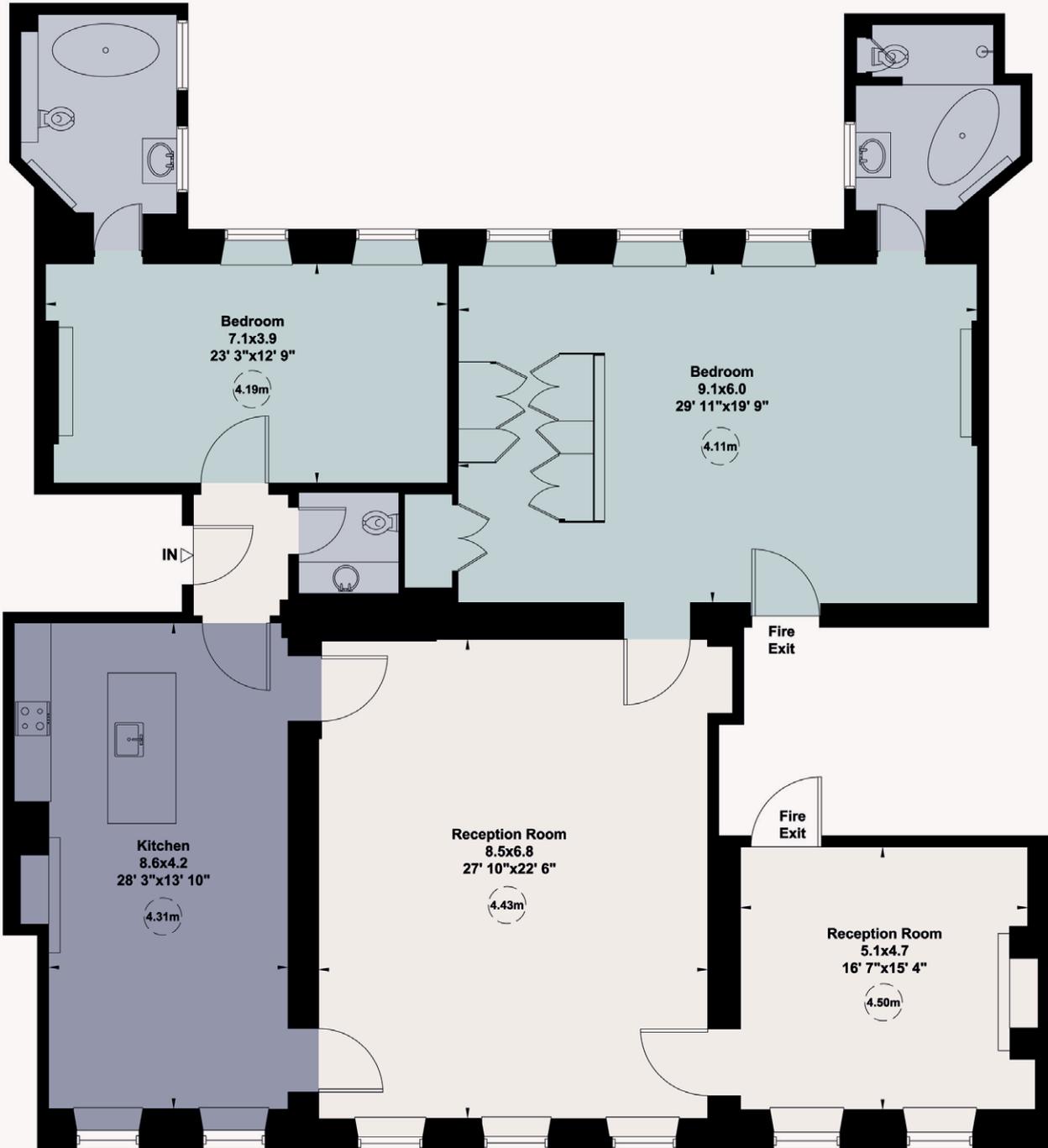


FLOOR PLANS

Gross internal area (approx.)
255 Sq m (2741 Sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		49	
England, Scotland & Wales			
		EU Directive 2002/91/EC	



First Floor

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