



A well-proportioned two bedroom apartment in the heart of Covent Garden, just moments from the Piazza.

St. Martin's Lane, London, WC2N

Guide Price: £1,150,000

Leasehold: approximately 974 years remaining



Spacious reception room with large windows overlooking St. Martin's Lane • Fully fitted kitchen • Principal bedroom suite • Further bedroom • Bathroom • Lift access • Service charge: approximately £3,547 per annum • Ground rent: approximately £150 per annum

Local Information

The apartment is located in a beautiful cobbled street in the heart of Covent Garden, just moments from the Royal Opera House and Covent Garden's world famous Piazza. Situated in the heart of the culture rich West End, 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).

About this property

A well-proportioned two bedroom apartment in the heart of Covent Garden, just moments from the Piazza. The property comprises a spacious reception room with large windows overlooking a beautiful cobbled street, a fully fitted kitchen, two well sized double bedrooms with excellent storage space, one of which features an en suite shower room. There is also a further bathroom. The apartment features wood flooring through and benefits from lift access.

Tenure

Leasehold: approximately 974 years remaining

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.



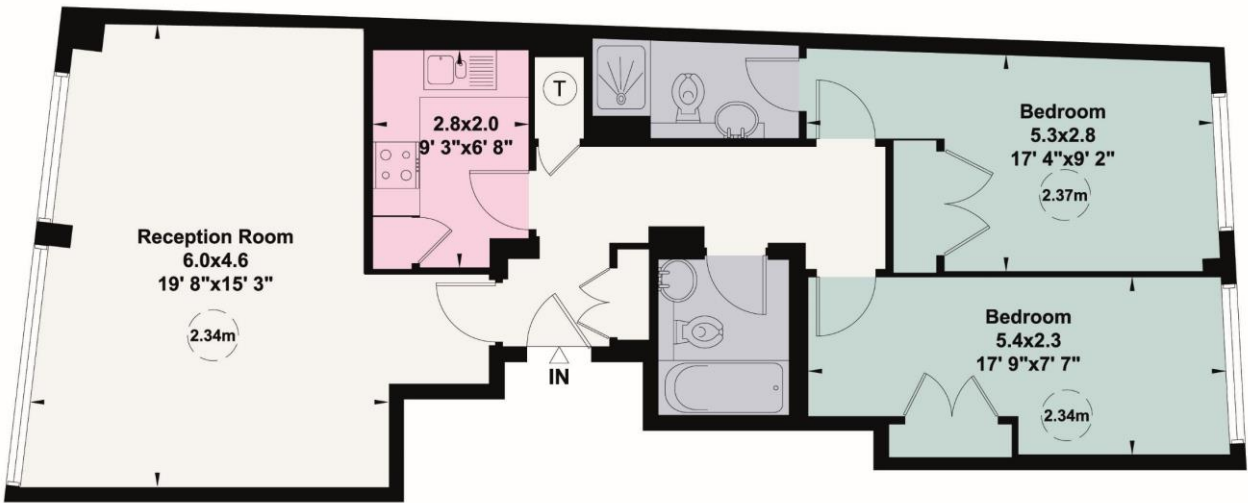
St. Martin's Lane, London, WC2N
Gross Internal Area 834 sq ft, 77 m²

Charles Medina
Mayfair & St James's
+44 (0) 20 7578 5100
cmedina@savills.com

Garrick House, 63 Saint Martins Lane, WC2

Gross internal area (approx.)
77 Sq m (834 Sq ft)
For identification only, Not to Scale

capital 020 8671 7722



Second Floor

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-)	79	79
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, Scotland & Wales		
EU Directive 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. 20220323ALST

