



A two bedroom apartment located on the second floor of this attractive residential building in central Covent Garden.

Tavistock House, 12 James Street, Covent Garden, London, WC2E

Guide Price: £1,450,000
Leasehold (approximately 160 years remaining)



Open plan kitchen / reception room • Principal bedroom •
Further double bedroom with en suite bathroom • Separate
shower room • Ground rent: peppercorn • Service charge:
approximately £7688 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 two bedroom apartment located on the second floor of this attractive residential building in central Covent Garden.

The property features high ceilings, and well-proportioned rooms throughout and comprises an open plan reception room with fully fitted kitchen, a spacious principal bedroom with sound proofing shutters and a separate shower room across the hallway. There is also an additional double bedroom with en suite bathroom.

The apartment benefits from double glazing, and pretty views over the Covent Garden Piazza.

Tenure

Leasehold (approximately 160 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.





Tavistock House, 12 James Street, Covent Garden, London, WC2E
Gross Internal Area 755 sq ft, m²

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Tavistock House, 12 James Street, WC2E


Gross internal area (approx.)
70 Sq m (755 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+) 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	73	75
EU Directive 2002/91/EC		

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