



A fantastic opportunity for a conversion project in Covent Garden.

Kean Street, London, WC2B

Guide Price £1,000,000

Leasehold (a 125-year lease will be granted upon completion)



Office space • With previously received residential planning permission for 1 / 2 bed flat • Kitchen • WC • Balcony • Lift

Local Information

Located tucked away in Kean Street, in the heart of the West End, the property is situated perfectly for the theatres, museums, shops, restaurants and other amenities Covent Garden has to offer.

Local transport links include Covent Garden Underground Station (0.3 miles approximately), Holborn Underground Station (0.3 miles approximately) and Temple Underground Station (0.6 miles approximately).

About this property

This second-floor apartment is currently being used as an office and previously received planning to fully convert into residential living space.

The property comprises of an open office area, separate conference room, kitchen area, WC, balcony area and has access to a lift.

Plans have been drawn up to show the potential for a two-bedroom apartment with both bedrooms benefitting from built in storage.

The open plan living area features bespoke cupboards, a dining area and kitchen with breakfast bar. The balcony can be accessed via the living area and second bedroom.

Please note that some of the photos and floorplans are CGI and the property is currently being used as an office. It will not be converted to a residential flat before completion.

Tenure

Leasehold (a 125-year lease will be granted upon completion)

Local Authority

Westminster

Council Tax

Band = G

Ground Rent

£0 per annum

Service Charge

£3769 per annum (reviewed every year)

Energy Performance

Commercial 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.





Kean Street, London, WC2B
Gross Internal Area 869 sq ft, 80.7 m²



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Kean Street, WC2

Gross internal area (approx.)
81 Sq m (869 Sq ft)
Balcony Area 8 Sq m (86 Sq ft)
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).

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