*tavistock*bow

To Let

People Make Places

St Martin's Lane, Covent Garden WC2

Two/Three Bedrooms | 2282 sq ft

£1,960 Per Week

A unique and rarely available Georgian town house arranged across three floors overlooking St. Martin's Lane, offering two/three bedrooms, two bathrooms and two private terraces, with a mix of modern and period details including original fireplaces and sash windows. Available early December.

What you need to know

- Georgian Town House
- Two/Three Bedrooms
- Two Bathrooms
- Two Terraces
- Generous Living Space
- Separate Kitchen & Utility Room
- Principal Bedroom with En-Suite & Dressing Room
- Offered Furnished or Unfurnished
- Available early December
- Close to Leicester Square, Covent Garden & Charing Cross Tube

St Martin's Lane, Covent Garden WC2

Overview

Filled with character, offering fantastic proportions and a wonderful sense of light and volume, 'The Town House' is a completely unique property on the western edge of Covent Garden with views along the charming Cecil Court opposite. From it's own front door on the street, the building is entered via an imposing original hallway featuring original doors, period fanlight windows and carriage lights, with a useful boot/cloak room at the foot of the staircase to the rear.

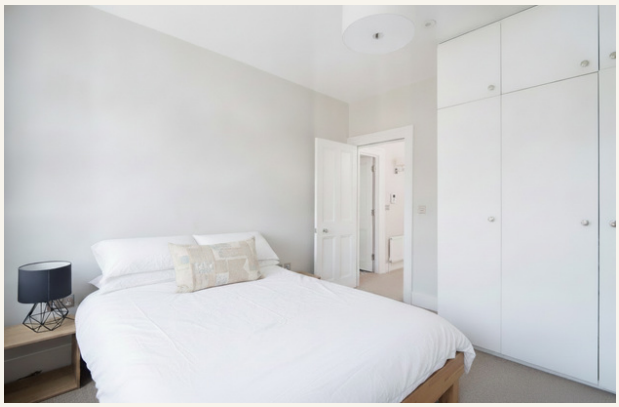
Half way up the first staircase is a generous and very useful storage cupboard, and from the first floor landing there is access to a large, modern utility room and guest cloakroom. The grand central staircase from the first floor landing is the central focal point, connecting the remaining two floors, with a skylight at the top allowing plenty of natural light through the centre of the home. The primary living spaces are located on the second floor, with a generous reception room to the front overlooking St. Martin's Lane with views directly along Cecil Court from three beautiful original sash windows.

The adjacent dining room is separated by wonderful full-height bi-fold doors with a seperate door to the hallway, so could be used as a third bedroom if required.

To the rear, the lovely modern kitchen is finished with a mix of contemporary finishes and high quality appliances, featuring an island unit and breakfast bar, with exposed brick on one wall adding texture and warmth, and French doors opening onto the first of two private terraces.

The sweeping central staircase continues to the third floor, with the principal bedroom overlooking St. Martin's Lane to the front and featuring a generous dressing room and en-suite shower room. The second bedroom is another well proportioned double situated at the rear, with access to a family bathroom.

Continuing to the roof, the staircase finishes within a glazed sun-room, opening on to a completely private and exceptionally generous terrace occupying the entire roof of the building, with far reaching views east and west over the rooftops of London's West End.



St. Martin's Lane can be traced back as far as the 13th Century when it linked the two churches of St. Giles-in-the-Fields and St.Martin-in-the-Fields. The modern incarnation is Covent Garden's western border, a bustling boulevard with a cafe culture reminiscent of continental cities, Ian Schrager's St. Martin's Lane hotel and numerous restaurants including vegan favourite Mildred's and the legendary J. Sheekey.

This bustling thoroughfare links Seven Dials with Trafalgar Square and is a gateway to the wider West End, boasting numerous venues including The Duke of York's and Noel Coward theatres and the London Coliseum, home of the English National Opera.

The neighbourhood offers everything from river views at the tranquil Embankment Gardens, world class theatres, to green open space and some wonderful pedestrianised streets such as New Row and Cecil Court, offering a true village atmosphere in the heart of the city.

People Make Places

London is a collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.

We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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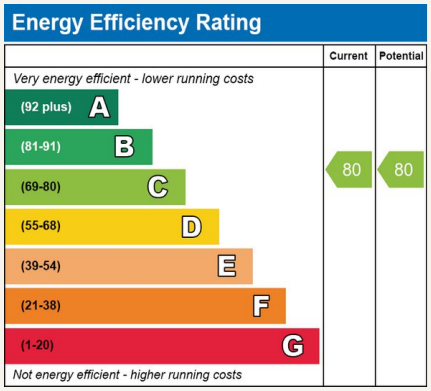


St Martins Lane, WC2

Approximate Gross Internal Area 212 sqm/ 2282 sq ft

Excluding External Terraces of 82 sqm/ 883 sq ft

1 Living
7.01 x 4.56M
23' x 15'

2 Kitchen
4.04 x 3.66M
13'3" x 12'

3 Dining
3.83 x 2.94M
12'7" x 9'8"

4 Main Bedroom
4.50 x 4.28M
14'9" x 14'1"

5 Dressing
4.03 x 2.83M
13'3" x 9'3"

6 Bedroom
3.75 x 3.66M
12'4" x 12'

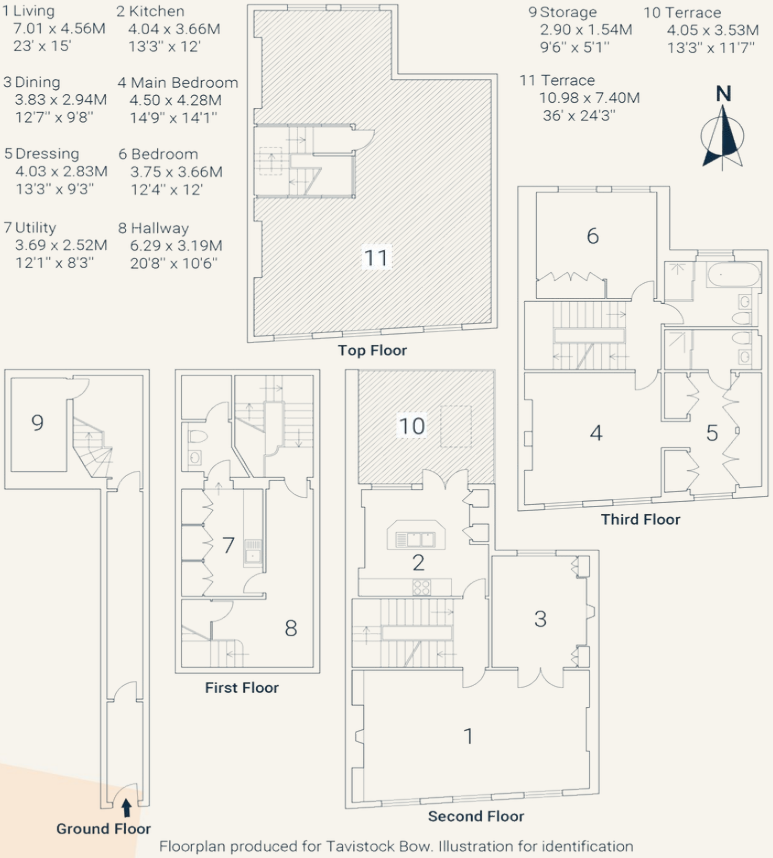
7 Utility
3.69 x 2.52M
12'1" x 8'3"

8 Hallway
6.29 x 3.19M
20'8" x 10'6"

9 Storage
2.90 x 1.54M
9'6" x 5'1"

10 Terrace
4.05 x 3.53M
13'3" x 11'7"

11 Terrace
10.98 x 7.40M
36' x 24'3"



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