

*tavistockbow*

**For Sale**



**People Make Places**



**Bedford Street, Covent Garden WC2**

1 Bedroom | 430 sqft

**£650,000**





A refined one-bedroom apartment in a boutique Covent Garden development. Featuring generous ceiling heights and a sleek modern finish, this elegant second-floor home is moments from the Piazza, theatres and restaurants of London's iconic West End.

#### What you need to know

- One-Bedroom Apartment
- Second Floor (with Lift)
- Open Plan Living Space
- Daytime Concierge
- 430 sq ft / 40 sqm Approx.
- Comfort Cooling & Integrated Audio
- Engineered Oak Herringbone Flooring
- Leasehold: 988 Years Approx.
- Ground Rent: £250 per annum
- Service Charge: £6,198.30 per annum



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## Overview

This elegant second-floor apartment offers 430 sq ft of well-designed lateral space, with generous ceiling heights enhancing the sense of light and volume. Positioned within a discreet boutique development on the edge of the Covent Garden Estate, it's moments from the Piazza and ideally placed for the West End's theatres, restaurants, and cultural institutions.

Originally completed in 2014 as a joint venture between British Land and Dukelease, 19 Bedford Street is a boutique development of 17 high-specification apartments within two converted Grade II listed buildings. Once Covent Garden's district post office, the handsome Portland stone façade and Roman High Renaissance architecture have been sensitively reimagined by Brimelow McSweeney to blend classic proportions with contemporary design.



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This one-bedroom apartment enjoys generous ceiling heights and a refined modern finish throughout. Residents benefit from lift access and a daytime concierge, all moments from Covent Garden's Piazza, the Royal Opera House, and a wealth of West End attractions.

Located north of the Strand and opposite Henrietta Street which leads straight to the Piazza, Bedford Street is perfectly positioned to enjoy world-class cultural institutions, iconic dining spots, boutique shopping and excellent transport links.

Covent Garden, Leicester Square and Charing Cross stations are within easy reach, while the open spaces of Embankment Gardens and the river Thames are just a short stroll away.



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# 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 83      | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

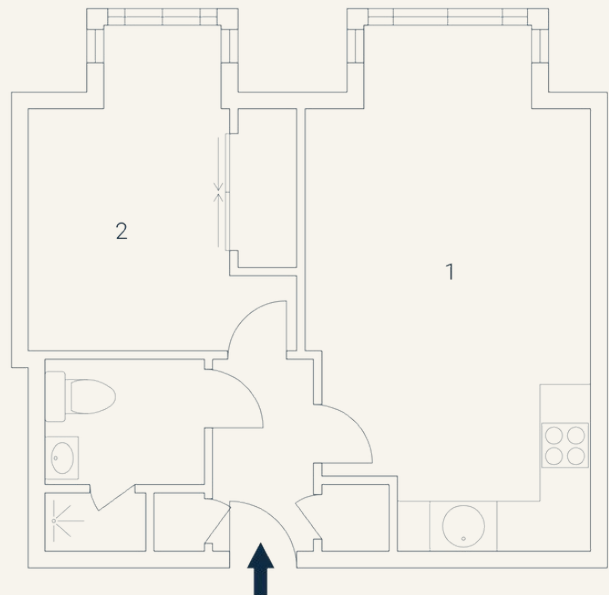
## Bedford street, WC2

Approximate Gross Internal Area 40 sqm/ 430 sq ft

### Second Floor

1 Living/  
Dining/  
Kitchen  
6.14 x 3.42M  
20'2" x 11'3"

2 Bedroom  
3.73 x 3.20M  
12'3" x 10'6"



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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