tavistockbow

For Sale



People Make Places





Wellington Street, Covent Garden WC2

2 Bedrooms | 980 sqft

£1,150,000



A generous two bedroom apartment extending to 980 sq ft, with a well-balanced lateral layout, two bathrooms and direct views towards the Lyceum Theatre. Positioned on the third floor moments from Covent Garden's Piazza, the Strand and some of the West End's best-known cultural landmarks.





What you need to know

- Two Bedroom Lateral Apartment
- Third Floor
- Approx. 980 sqft.
- Two Bathrooms
- Generous Primary Living Space
- Seperate Eat-In Kitchen
- Direct Views Towards The Lyceum Theatre
- Leasehold: Approx. 104 Years
- Ground Rent: £350 Per Annum
- Service Charge: £3,650 Per Annum







Overview

Occupying the third floor of a handsome period building on Wellington Street, this well-proportioned two bedroom apartment offers generous lateral accommodation in one of Covent Garden's most distinctive settings.

Extending to approximately 980 sq ft, the apartment has a particularly well-balanced lateral layout. The generous primary reception room features a broad bank of windows facing south west, natural oiled timber flooring and a well designed integrated workspace providing a useful area for home working without compromising the main living space.

The separate kitchen runs along the Wellington Street elevation and combines extensive fitted cabinetry with integrated appliances and space for a dining table beside the windows. From here there are direct views towards the Lyceum Theatre, a highly recognisable outlook that places the apartment unmistakably within Covent Garden's historic theatre district.



Both bedrooms are comfortably proportioned doubles, with large windows and fitted shutters, served by two separate bathrooms, plus useful storage arranged around the entrance hallway.

The building itself has an unusually rich architectural pedigree. Forming part of Nos. 20–26 Wellington Street, this Grade II listed terrace was originally designed by theatre architect Samuel Beazley and constructed between 1833 and 1835. Beazley's connection to this part of London is particularly relevant, with the Lyceum Theatre opposite rebuilt to his designs around the same time.

Bringing a more contemporary take on the building's long history, the current boutique residential scheme was completed in 2006 and designed by the influential British design practice Design Research Unit, now part of renowned international practice Scott Brownrigg.

The terrace also has an interesting literary association, with No. 26 occupied by Charles Dickens and the offices of All the Year Round from 1859.











From its elevated position above Wellington Street, the apartment sits at the centre of Covent Garden's cultural quarter, with the Royal Opera House, Piazza, Strand and Somerset House all within a few minutes' walk.

Covent Garden residents have access to some of the capital's finest restaurants and retailers, alongside world-class theatres, museums and galleries. The London School of Economics, King's College London and the University of London all have major campuses nearby, while Soho, Mayfair, the City and the South Bank are all within easy reach.

Numerous transport options, including the Underground, Elizabeth Line, mainline rail and river services, make this one of the best-connected parts of central London.

People Make Places

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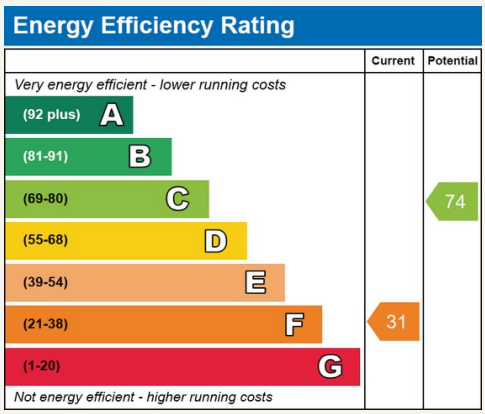
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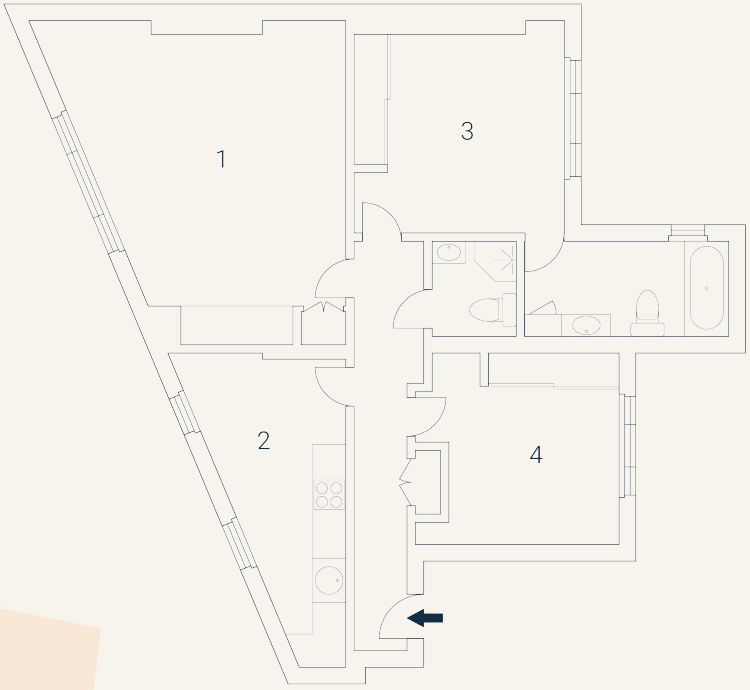


Wellington Street, WC2

Approximate Gross Internal Area 91 sqm/ 980 sq ft

Third Floor

1 Living/ Dining	2 Kitchen	3 Bedroom	4 Bedroom
5.86 x 5.70M	5.57 x 3.20M	3.84 x 3.78M	3.66 x 3.46M
19'3" x 18'8"	18'3" x 10'6"	12'7" x 12'5"	12' x 11'4"



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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