

For Sale



People Make Places



Southampton Street, Covent Garden WC2

1 Bedroom | 452 sqft

£850,000





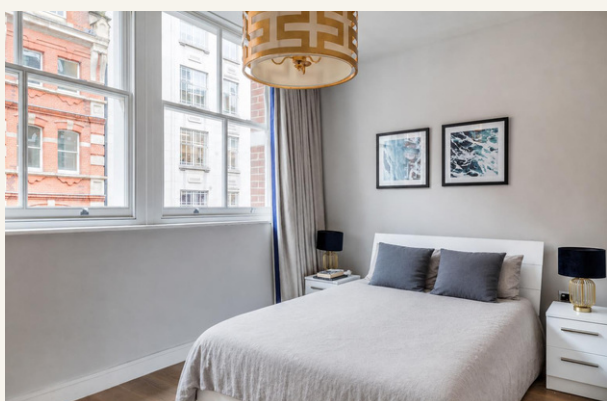
This exceptionally bright and airy one bedroom apartment is situated on the second floor of Dudley House, a sympathetically restored period building located directly south of the Piazza on Southampton Street, in the heart of Covent Garden

What you need to know

- Modern One Bedroom Apartment
- Second Floor (with Lift)
- Concierge
- 452 Sqft.
- Contemporary Specification
- Timber Floors Throughout
- Central Covent Garden Location
- Leasehold: 993 Years
- Service Charge: £8941.50 per annum
- Ground Rent: £400 per annum



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Overview

Designed by architects Brimlow McSweeney and developed by Stonehaven, Dudley House comprises 18 carefully considered apartments, highly prized for their architectural heritage, meticulous attention to detail and enviable location. This second floor one bedroom apartment is flooded with beautiful natural light that accentuates the warm tones of the high quality finishes.

The well proportioned open-plan living space is filled with light from the large sash windows overlooking Southampton Street, which is a quiet semi-pedestrianised street leading from Covent Garden's iconic Piazza down to The Strand.

The apartment features high ceilings throughout creating a real sense of volume, with a beautiful bespoke kitchen finished in a warm colour palette of contemporary tones with contrasting natural stone worktop and splash-back.



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The double bedroom also faces over Southampton Street and benefits from generous bespoke fitted wardrobes, with the contemporary shower room featuring high quality finishes and underfloor heating. The building benefits from 24hr CCTV and a daytime concierge and a lift to all floors.

Covent Garden is globally recognised as London's premier cultural, retail, leisure & entertainment destination. Notable restaurants include Balthazar, The Ivy Market Grill and Sushi Samba, as well as the much-lauded Oystermen, Cora Pearl and Taiwan's legendary Din Tai Fung. along with a fantastic cocktail bar & restaurant at The Henrietta Hotel.

The Royal Opera House dominates the Piazza with world renowned residents the Royal Ballet & Royal Opera, plus many of the world's most popular stage shows can be found at the numerous theatres within a few minutes' walk. Hidden away between Henrietta Street & King Street is the quiet public space of St. Paul's Church gardens, providing the perfect antidote to the hustle & bustle of the Piazza.



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People Make Places

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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) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

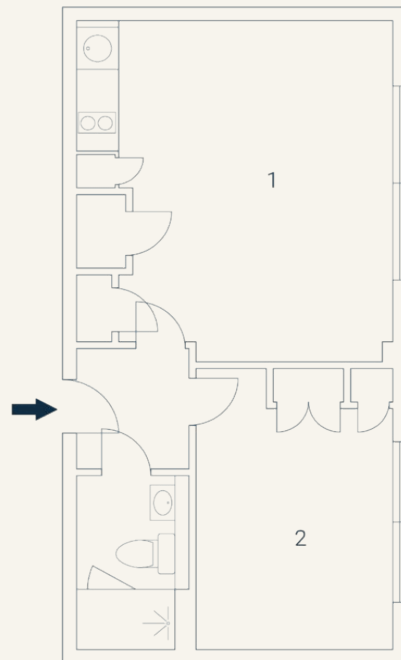
Dudley House, WC2

Approximate Gross Internal Area 42 sqm/ 452 sq ft

Second Floor

1 Living/
Dining/
Kitchen
5.10 x 4.43M
16'9" x 14'6"

2 Bedroom
4.20 x 2.76M
13'9" x 9'1"



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