



GARRICK STREET, LONDON, WC2E £1,600,000 LEASEHOLD APPROX. 107 YEARS REMAINING

A TWO BEDROOM DUPLEX APARTMENT ON THE THIRD AND FOURTH FLOOR OF AN IMPRESSIVE REDBRICK AND PORTLAND STONE BUILDING SET IN ONE OF COVENT GARDEN'S ICONIC STREETS

Service Charge: Approx. £2,500 per annum

Ground Rent: Approx. £150 Annually (subject to increase)

Council Tax Band: Westminster G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

West End | 020 7240 3322 | westend@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The flat is in good order throughout and comprises of an entrance hall, a comfortable open plan reception with modern fitted kitchen on the lower floor. Upstairs is a double bedroom with ensuite shower-room, second double bedroom and a further bathroom. The apartment has a delightful and private roof terrace. Garrick Street is perfectly located for access to all the entertainment, dining and retail opportunities of Covent Garden and the wider West End. The building and common parts are in good order. There is no lift. The nearest Underground stations are Leicester Square, Covent Garden and Charing Cross.



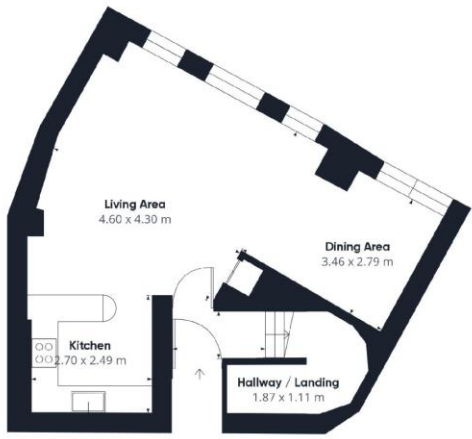
Winkworth

for every step...

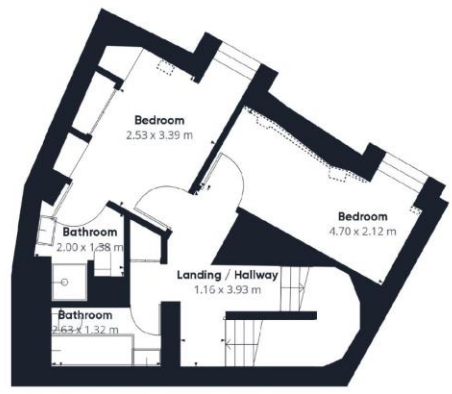


Winkworth

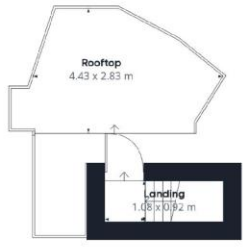
for every step...



Floor 0



Floor 1



Floor 2

Approximate total area 96 m²

Reduced headroom 0.52 m²

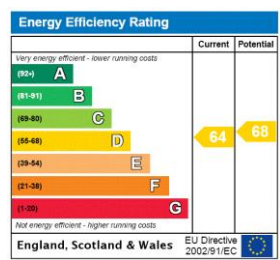
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances, and other features are approximate.



West End | 020 7240 3322 | westend@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.