



SHORTS GARDENS, WC2
£460,000 LEASEHOLD, APPROXIMATELY 64 YEARS REMAINING

Winkworth



SHORTS GARDENS, WC2

A light and elegant one-bedroom apartment in a beautifully discreet small development on Shorts Gardens, in the heart of prime Covent Garden's Seven Dials.

12 Shorts Gardens is a hidden gem, just five minutes' walk from both Covent Garden Piazza and Leicester Square. This attractive and comfortable apartment is a wonderful example of Covent Garden living.

There are only three apartments in the building. Access is via a street entrance into the building's lobby, with a wide staircase leading to the first floor. The property is generally well maintained, although we believe an incoming purchaser may wish to update and refresh the interiors.

There is some historic water staining. The source has been investigated and addressed. Further details can be provided on request.

The accommodation comprises an entrance hall with storage, a bathroom, a double bedroom with built-in wardrobes, and an open-plan living, dining and kitchen area.

The apartment enjoys views over Shorts Gardens.

The property has recently been a successful rental investment but would also make an ideal home for an owner-occupier.

Shorts Gardens is perfectly positioned for enjoying London's Theatre, Restaurant, Retail and Legal Quarters.

All major Underground lines are within easy walking distance.

Leasehold, approximately 64 years remaining

Service Charge: Information awaited.

Ground Rent: About £300 per annum

Council Tax: Camden, Band D £2107 per annum

Some images in this listing have been virtually staged or digitally enhanced using artificial intelligence (AI) to represent the property's potential. These images are for illustrative purposes only.

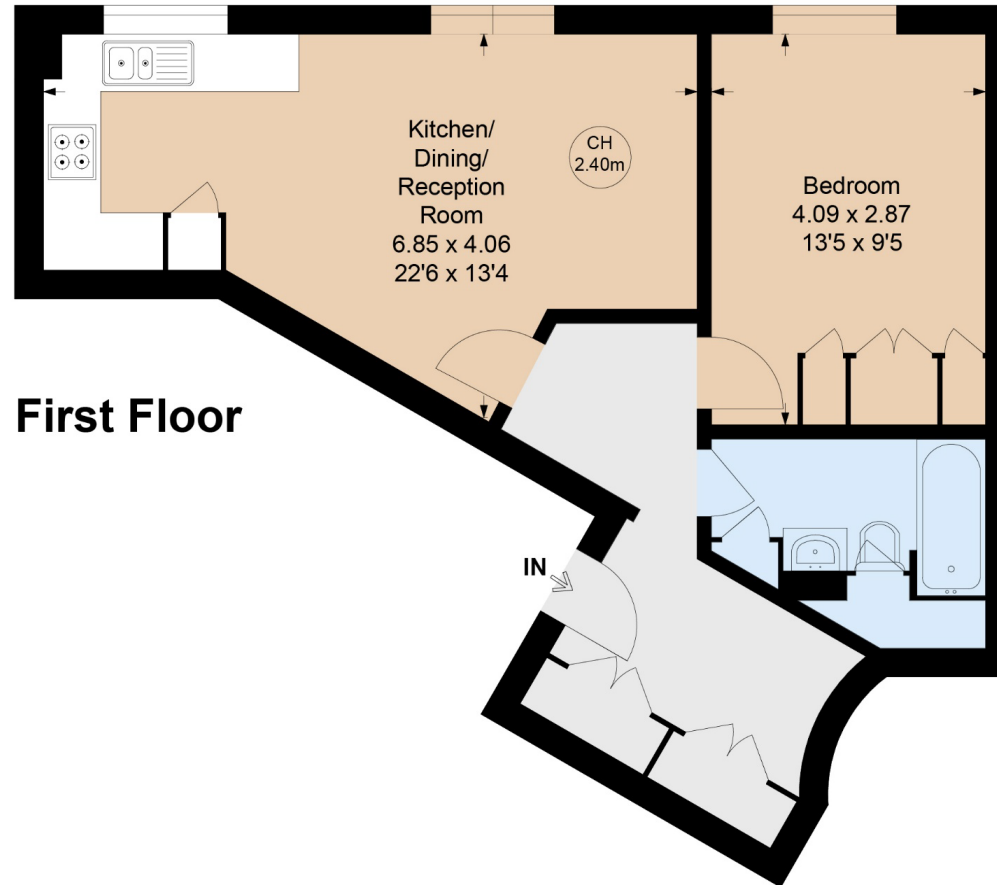
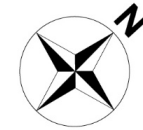




Shorts Gardens, WC2H

Approximate Gross Internal Area = 49.20 sq m / 530 sq ft

Key :
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		

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