



NEW ROW, LONDON, WC2N  
£1,200 PER WEEK FURNISHED

A WONDERFUL OPPORTUNITY TO RENT THIS  
FABULOUS TWO BED PROPERTY IN THE  
HEART OF LONDON'S COVENT GARDEN.

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

**Winkworth**

for every step...

*winkworth.co.uk*

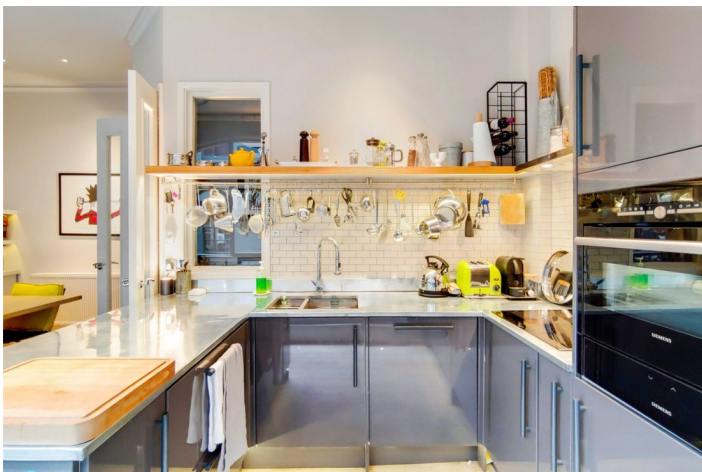




## DESCRIPTION:

The property is arranged over 4 floors with a roof terrace at the top overlooking the glorious London skyline. Each floor is dedicated to a separate space with the kitchen/dining room on the first floor; the study/reception room on the second floor, the master bedroom with ensuite bathroom, dressing area and a separate WC on the third floor and a further double bedroom and ensuite shower on the top floor. Steps lead from the 4th floor to a retractable roof taking you out to a sun trap of a roof terrace which is a stunning place to eat and take in the London sights.

This property needs to be seen to be appreciated, in terms of access to all Central London has to offer it is unbeaten. It would make a perfect base for anyone wanting a true English home in a great location.



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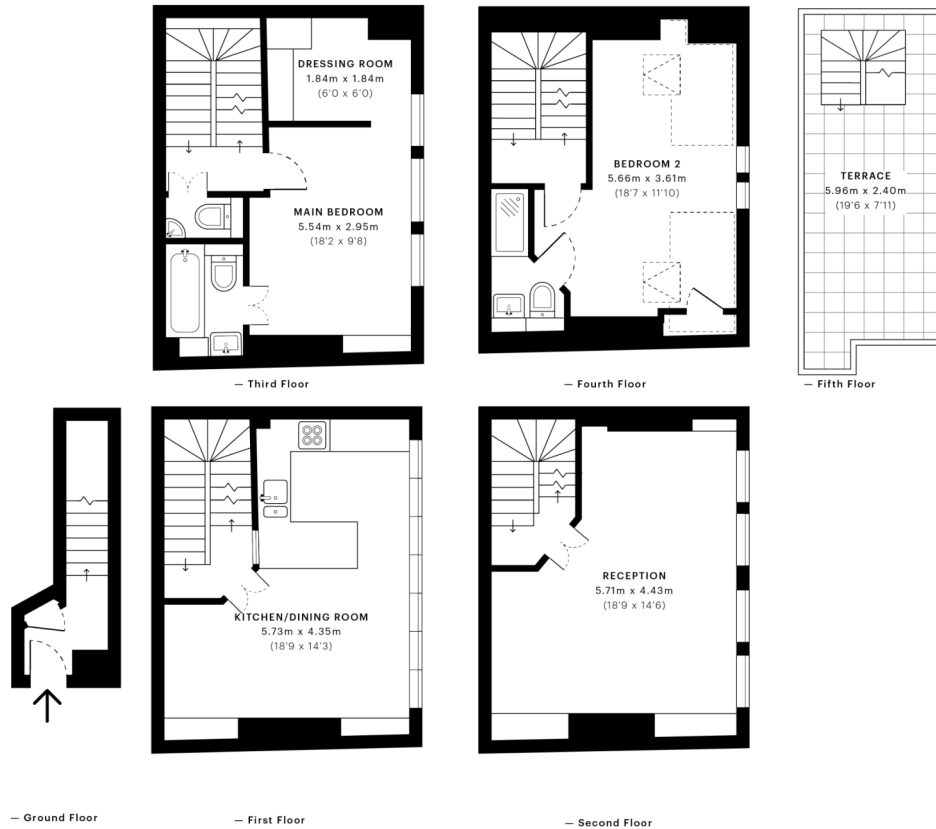
for every step...



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for every step...





**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
104.14 sqm / 1120.95 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
85.26 sqm / 917.73 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
11.28 sqm / 121.42 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
4.15 sqm / 44.67 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 101.35 sqm / 1090.92 sqft  
IPMS 3C RESIDENTIAL 97.50 sqm / 1049.48 sqft  
SPEC ID 5147a6251c466a0dc13fb271

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.

