



GARRICK STREET, WC2E
£1,300,000 LEASEHOLD

Winkworth



GARRICK STREET, WC2E

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

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.

Leasehold: Approx. 97 years remaining

Service Charge: approx. £2,500 per annum

Ground Rent: approx. £150 per annum

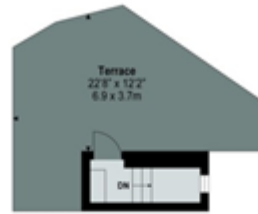
Council tax band: G £1625 p/a Westminster





GARRICK STREET

Approximate Gross Internal Area
1,039 Sq Ft / 96 Sq.m



Roof Terrace




Fourth Floor



Third Floor

Measurements are approximate, not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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