



BULL INN COURT, WC2R  
**£1,350,000 LEASEHOLD**

**Winkworth**



## BULL INN COURT, WC2R

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It would make a wonderful pied-à-terre, rental investment, or family bolt-hole for anyone wishing to fully embrace the West End lifestyle.

The flat is presented in excellent condition. The property is accessed from the second floor via a lift, where the lobby, kitchen–reception room, and guest WC are located. Below, on the first floor, there are two bedrooms, one with an en-suite bathroom, a further bathroom, and a utility room.

14 Bull Inn Court, also known as Piazza Residences, is a small, modern development of just 14 apartments, set behind a Victorian façade in a classic WC2 alley between Maiden Lane and the Strand. It is perfectly positioned for access to the shops, cafés, restaurants, theatres, and endless attractions the West End has to offer.



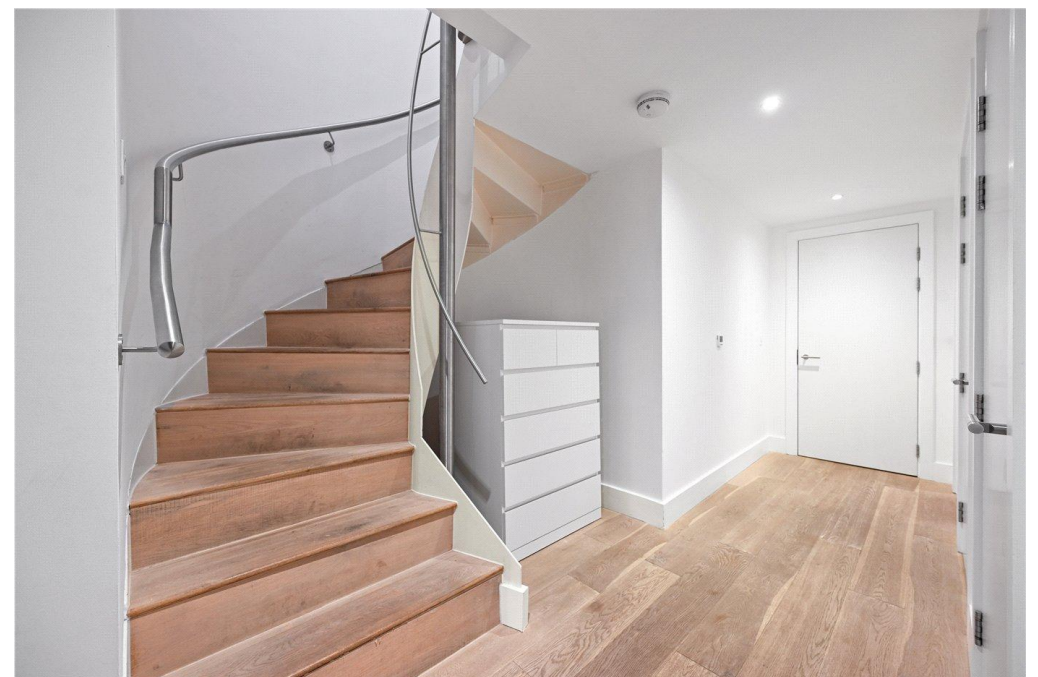
The property is moments from Covent Garden, Leicester Square, and Charing Cross Underground stations.

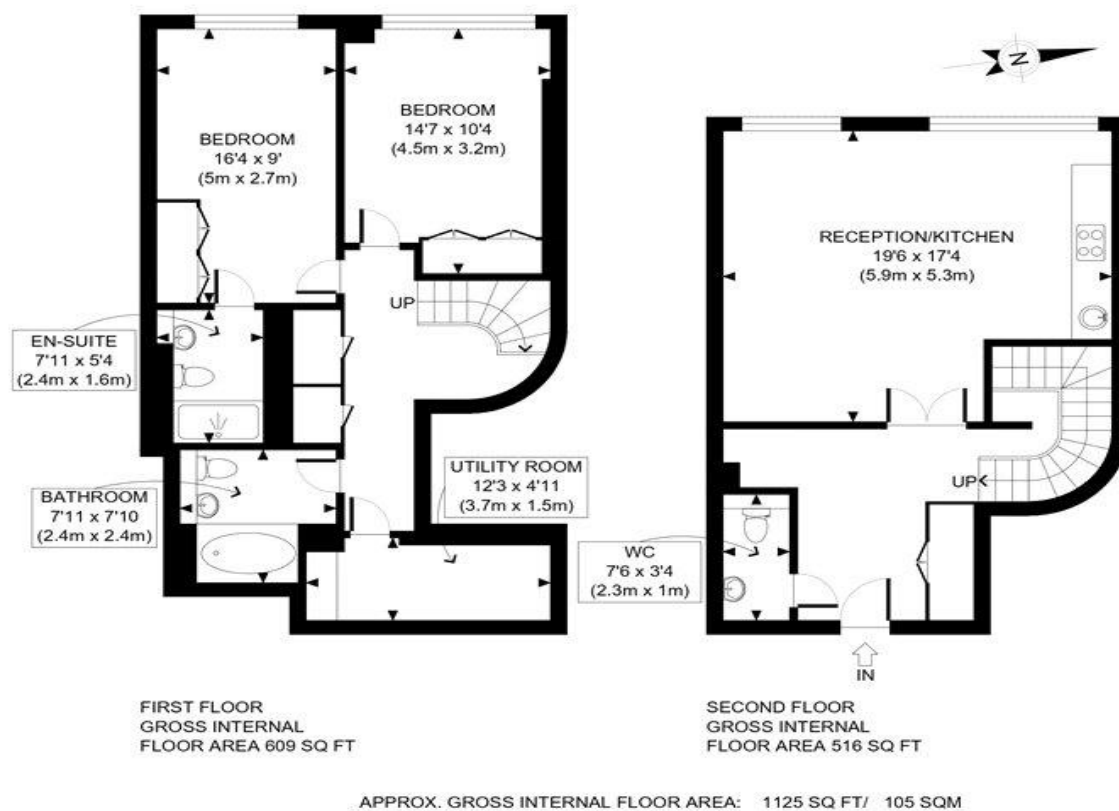
Leasehold: Approx. 985 years remaining

Service Charge: Approx. TBC

Ground Rent: TBC

Council Tax: Band G, Westminster (£1,689 pa)





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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