



GARRICK STREET, WC2E
£795,000 LEASEHOLD

Winkworth



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An interesting, characterful and bright, two bedroom, second floor apartment in a marvellously central location on Garrick Street in the heart of Covent Garden.

It will make an excellent Pied a Terre, Renter or family bolt-hole for anyone wishing to fully embrace living in Covent Garden.

The property is in good but dated order. There are two bedrooms, a bathroom a well-equipped kitchen and a dual aspect reception facing both Garrick Street and onto Rose Street and Floral Street to the rear.

6 Garrick Street is a handsome Victorian building located close to The Piazza and so is perfectly placed for access to all the shops, cafes, restaurants, theatres and endless distractions that the West End has to offer. It is moments from Covent Garden and Leicester Underground Stations.

Leasehold: Approx. 96 years remaining

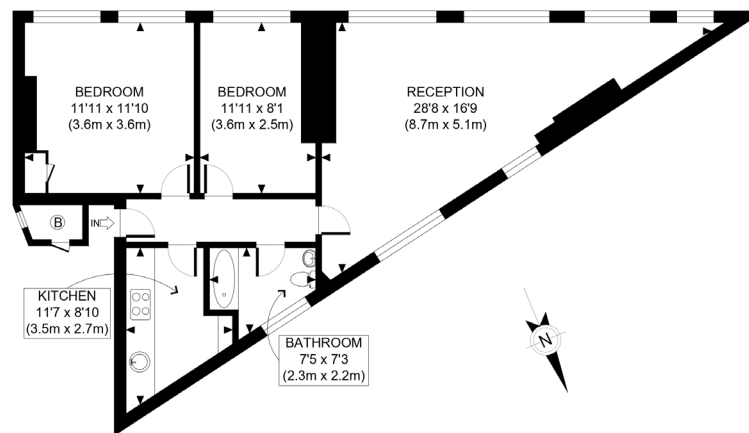
Service Charge: Approx. £3,000 per annum

Ground Rent: Approx. £300 per annum

Council Tax: Band G £1,698 per annum







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 656 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 656 SQ FT/ 61 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS © 2018

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 81 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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