



NEW ROW, WC2N  
£1,100,000 LEASEHOLD

Winkworth





## NEW ROW, WC2N

A stunning large one-bedroom first floor Georgian flat location in the heart of Covent Garden's New Row.

Surrounded by cafes, bookshops, and the artistic vitality of the West End. This property is just moments away from London's renowned theatres, restaurants and shops.

The property features high ceilings and natural light, all maintained to a high standard. It offers a generously sized master bedroom with an en suite and a very attractive, large, private roof terrace.

This unique one-bedroom flat is in an unbeatable central location.

Leasehold: Approx. 151 years remaining (All the 4 flats have a share in the managing agency and run it themselves).

Service Charge: Approx. £2,500 per annum

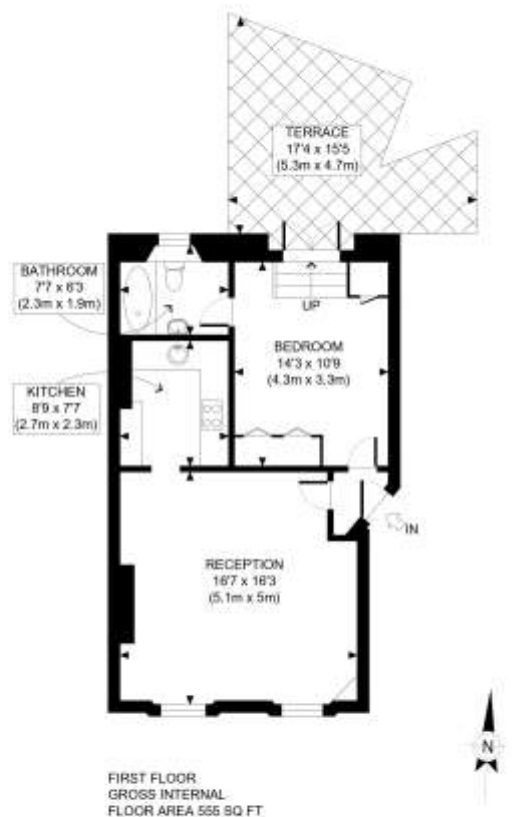
Ground Rent: NIL

Council Tax: Band F









APPROX. GROSS INTERNAL FLOOR AREA: 555 SQ FT/ 52 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

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