

EXCHANGE COURT

COVENT GARDEN • WC2





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A well proportioned two bedroom apartment with lift access, within one of Covent Garden's most popular residential buildings. Situated on a quiet pedestrianised walkway, this smart first floor apartment is well placed to enjoy the offerings of the bustling West End.

The property comprises a generous living room, featuring superb high ceilings plus a separate fully integrated kitchen. The master bedroom benefits from an en suite bathroom, high ceilings and built-in wardrobes, whilst the second double bedroom has built-in wardrobes and is of a similar size. There is also a guest bathroom presented in immaculate condition.

SITUATION

Situated at the top end of Exchange Court, Chadwick House is ideally located for a number of transport links including Charing Cross (0.2 miles), as well as a number of well-known eateries including Michelin starred L-Atelier de Joel Robuchon. Covent Garden is famed for its abundance of cultural delights including The Adelphi Theatre, The National Portrait Gallery and The Royal Opera House.

TERMS

Tenure: Leasehold approximately 108 years remaining

Service Charge: Approximately £2,608 per annum

Ground Rent: Approximately £200 per annum

Guide Price: £1,395,000



Approximate Gross Internal Floor Area
77 sq.m./830 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars