



Earlham Street, WC2H

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Earlham Street, London WC2H

A stunning two-bedroom property in the heart of Covent Garden

Kitchen/dining/sitting room | 2 Bedrooms (both with en suite shower rooms) | EPC rating D

The property

The leasehold house is divided over three floors, only metres from the Seven Dials Column sculpted by the renowned English stonemason, Edward Peirce. The street front door opens to a cosy entrance hall which can comfortably accommodate coats, shoes, and if wanted, a bicycle. From the entrance hall, short flights of turning stairs lead to each upper floor and reveal the building's industrial brewing heritage.

On the first floor, a fully fitted open-plan kitchen / dining / sitting room has shaker-style wall and base cabinets, containing integrated Neff and Bosch appliances as to be expected. This hand-built timber kitchen by John Lewis of Hungerford sits nicely against the Juncker hardwood timber plank flooring. Two large double glazed windows hint at the building's past. The room has tall, circa 3m, ceiling heights in the principal reception with period features such as cornicing retained, in addition to Victorian style cast iron radiators. The raised windows are elevated away from street level with double glazing to ensure a quiet ambient atmosphere.

The turning staircase continues to the second-floor principal bedroom suite, with en suite bathroom and dressing area with fitted wardrobes. The bathroom was completely renovated in 2021, including new shower unit. The principal bedroom is fitted with built-in wardrobes and deep sill windows. The staircase continues up to the third floor landing and guest double bedroom en suite, currently used as a

home office. There are further wardrobes fitted on an adjoining raised landing. The staircase continues to a fire exit with second external access away from the building in case of emergency.

The door to this area creates a superb vantage point to see fly-pasts of national celebration overhead en route to the Strand and Buckingham Palace. In all a very well presented West End home.

Location

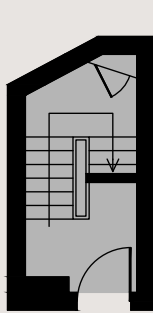
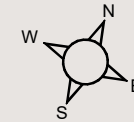
Earlham Street is located in the heart of Covent Garden and The West End within striking distance of The Royal Ballet, Covent Garden Piazza, all major West End Theatres, ENO, and all the buzz of nearby Soho and the South Bank. A range of top West End theatre productions and independent boutiques, galleries, artisan shops, and fashion houses are available locally. There are also the popular bars, cafés, internationally renowned restaurants and public houses for which the area gains its reputation as a major London attraction. The Oasis Sport Centre Lido has a public open air swimming pool, squash courts, gym and spa. The property has easy access to the financial and legal centres of London.

As a resident, an on-street parking permit and a significant reduction in Congestion Charges may be obtained from the relevant authorities.

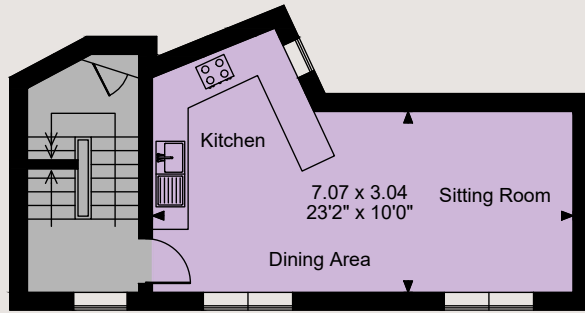




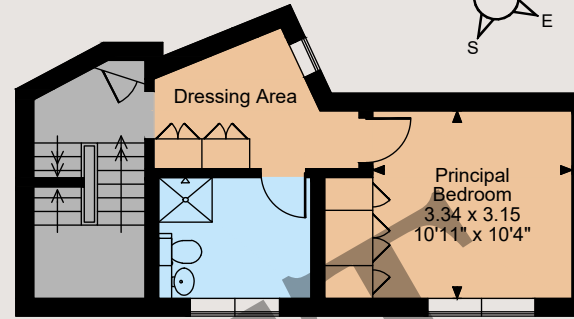
Floorplans
 Liveable Space internal area 723 sq ft (67 sq m)
 Stairwells internal area 302 sq ft (28 sq m)
 Total internal area 1,025 sq ft (95 sq m)
 For identification purposes only.



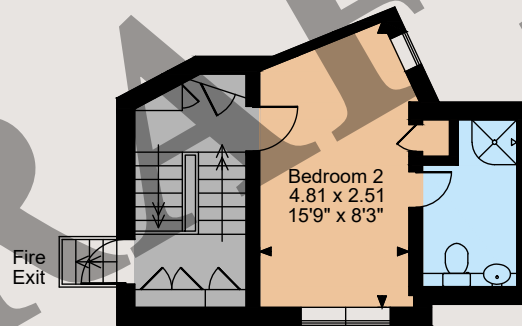
Ground Floor



First Floor



Second Floor



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.
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The are good transportation links and schools in the area including:

Covent Garden (Piccadilly Line) 0.1 miles,
 Tottenham Court Road (Central, Northern and Elizabeth Lines) 0.4 miles, Trafalgar Square, National and National Portrait Gallery 0.2 miles, St Josephs Catholic Primary School 0.3 miles, Holborn (Central Line and Piccadilly Line) 0.4 miles

Terms

Tenure: Leasehold 155 years unexpired 25th March 2181

Service Charge: 2023/2024 TBC (including street cleaning, refuse collection, security and contribution to external building structural repair and maintenance).

Council Tax: Band G

Utilities: Mains gas, water, electricity and drainage - gas fired central heating.

Listing: Grade II

Fixtures & Fittings: To be agreed by separate negotiation.

Car Parking: On-street parking permits can be obtained through the local authority.

Local Authority: Camden Council

Islington Office

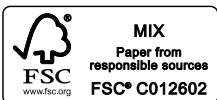
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