



HENRIETTA STREET, WC2E

£1,100,000 LEASEHOLD APPROX. 969 YEARS REMAINING

AN IMPRESSIVE, WELL-PROPORTIONED, BRIGHT AND SMARTLY PRESENTED, TWO BEDROOM, THIRD-FLOOR APARTMENT IN A MARVELLOUSLY CENTRAL LOCATION ON HENRIETTA STREET IN THE HEART OF COVENT GARDEN, JUST OFF THE PIAZZA.

West End | 020 7240 3322 | westend@winkworth.co.uk

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DESCRIPTION:

This is a wonderful opportunity to acquire a flat in a pretty and iconic street that epitomises Covent Garden living. The property is in good order. There are two double bedrooms, one of which is en-suite, a well-equipped kitchen off the reception room, an additional family bathroom an entrance lobby and hallway. 19 Henrietta Street is a handsome Victorian building located at the junction with Bedford Street 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 Underground Station. Leicester Square and Tottenham Court Road stations are a short walk.



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THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 914 SQ. FT



APPROX. GROSS INTERNAL FLOOR AREA: 914 SQ FT/ 85 SQM



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 COOK

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 969 year and 10 months

Service Charge: Approx. £5,000 per annum

Ground Rent: Approx. £350 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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