



**ARIA HOUSE, NEWTON STREET, LONDON, WC2B
£1,100,000 LEASEHOLD**

A WELL LAID OUT TWO BEDROOM, TWO BATHROOM FOURTH FLOOR APARTMENT WITH A MARVELLOUSLY GENEROUS PRIVATE TERRACE AND TWO SECURE UNDERGROUND PARKING SPACES, SET IN A MODERN PORTERED DEVELOPMENT IN NEWTON STREET, COVENT GARDEN.

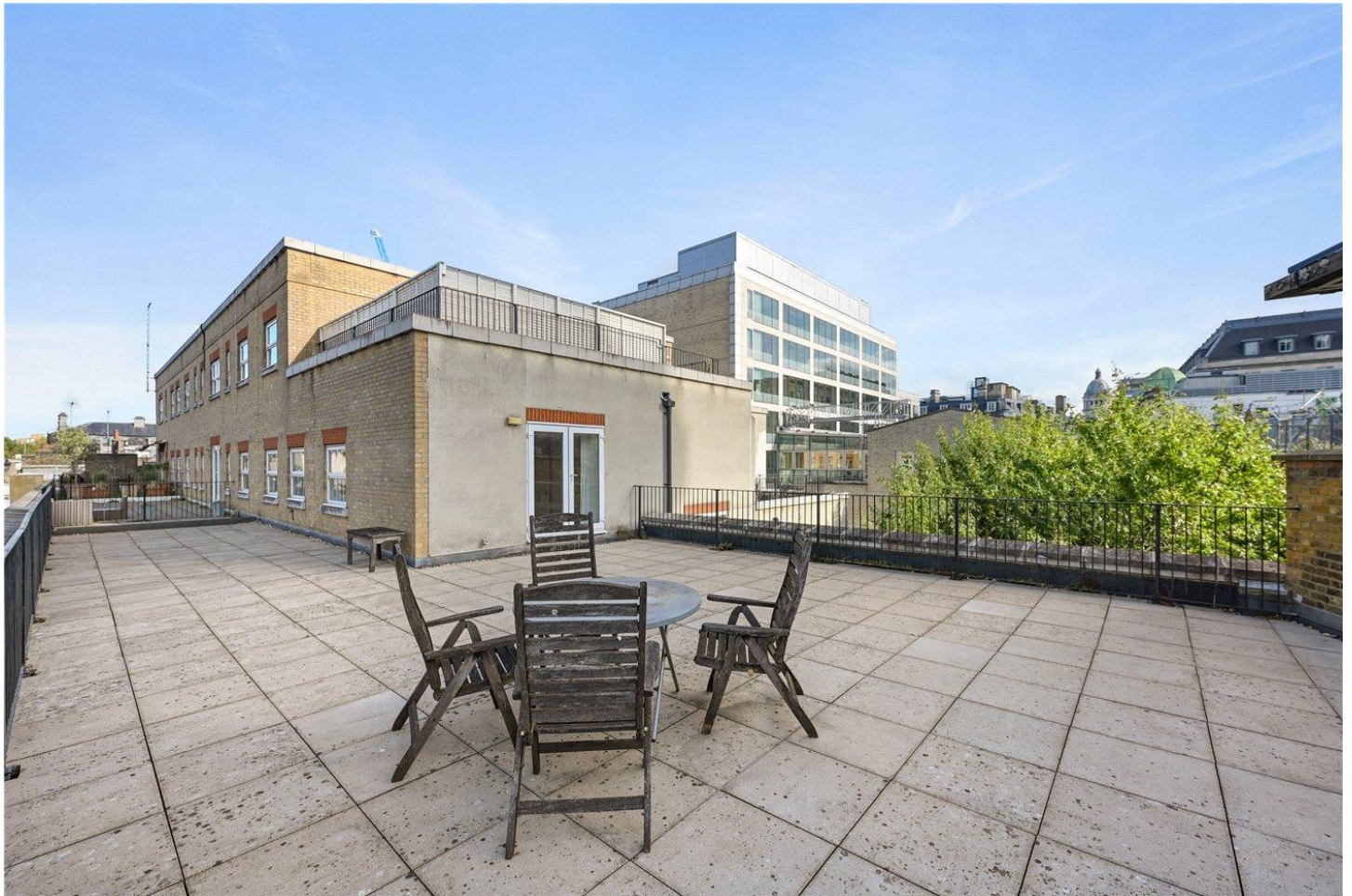
Leasehold: Approx. 973 years remaining | Service Charge: Approx. £6,756 P/A | Ground Rent: Approx. £175 P/A | Parking Space L: Approx. £1,200.58 P/A | Parking Space M: Approx. £1,200.58 P/A | Council tax band: Camden G £3,351

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DESCRIPTION: The flat is in very good order throughout and comprises of an entrance hall, a comfortable dual-aspect reception with direct access onto the impressive terrace, two double bedrooms, one of which is ensuite, a modern fitted kitchen, a further family bathroom and a study. The apartment has a nice comfortable airy feel with excellent natural light and pleasant roof-top views over Covent Garden towards The Opera. Aria House has a day porter. The common parts are in excellent order and there is lift access to all floors including the underground parking. The private wrap-around terrace, which is one of the most impressive we have seen with a flat in this class and the two secure underground parking spaces combine to make this a rare opportunity to acquire a central London flat like few others. We believe the terrace is non-demised and access is only possible through the flat. Newton Street is in a quiet quarter of Covent Garden, parallel to Drury Lane. The location gives excellent access to the Opera, Covent Garden Piazza, the major London Universities, the Legal Quarter, The City and the West End. The nearest Underground stations are Holborn, Covent Garden and Tottenham Court Road.



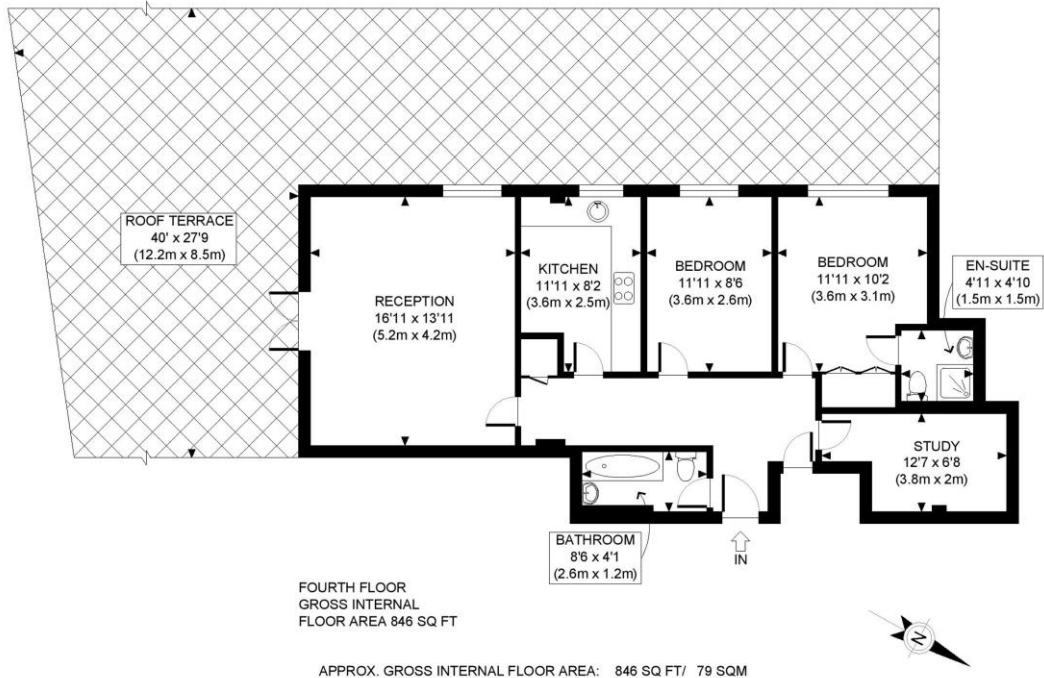
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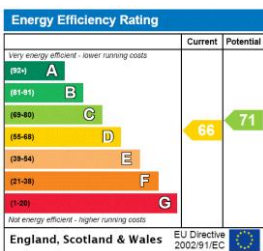


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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items 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
THE STEP UP FOR PROPERTY BUILDING

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.



Tenure: Leasehold

Term: 973 year and 3 months

Service Charge: Approx. £6,500 per annum

Ground Rent: Approx. £175 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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