



**CAMBRIDGE COURT, EARLHAM STREET, COVENT GARDEN, LONDON, WC2H  
£625,000 LEASEHOLD**

**A LIGHT AND ELEGANT ONE BEDROOM APARTMENT IN A BEAUTIFULLY AND DISCREETLY POSITIONED DEVELOPMENT IN SEVEN DIALS IN THE PRIME HEART OF COVENT GARDEN.**

**Leasehold: Approx. 91 years remaining | Service Charge: £900 per annum | Ground Rent: Approx. £10 per annum | Council Tax Band: Camden, D £2,011 per annum**

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

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**DESCRIPTION:** Cambridge court is a hidden gem. A gated podium development of 17 flats anonymously accessed from Earlam Street in Seven Dials. The flats are arranged around well-maintained communal garden and planting areas. Four minutes from both Covent Garden and Leicester Square Underground stations and five minutes from the Piazza, this bright and comfortable flat provides a wonderful example of Covent Garden living. The stairs from the street take you to the garden level and the flat is accessed by a further set of external stairs. The property is in well-kept condition throughout. There is a small lobby and stairwell leading to the living areas which comprise double bedroom, bathroom, modern kitchen, and reception. The property has been an excellent renter and is currently tenanted so would be a good opportunity for investor or end-user. Most of the contents can be included. Cambridge Court is perfectly positioned for London's Theatre, Restaurant Retail and Legal Quarters. All major underground lines are nearby.



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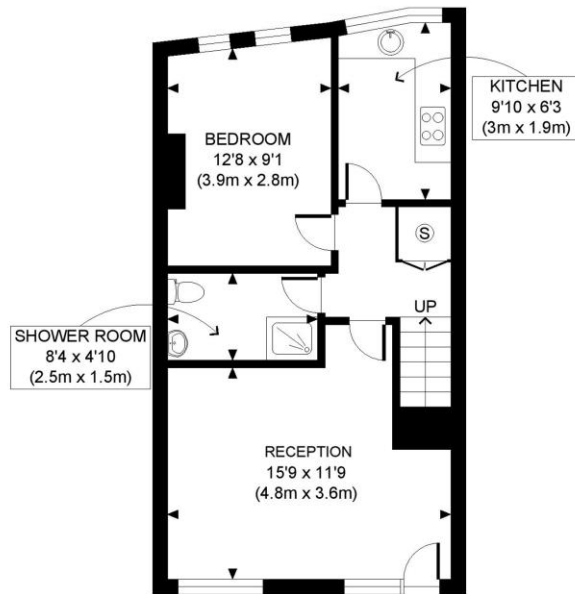
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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 473 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 473 SQ FT/ 44 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		81	83
EU Directive 2002/91/EC			

**Tenure:** Leasehold

**Term:** 91 year and 0 months

**Service Charge:** Approx. £900 per annum

**Ground Rent:** Approx. £10 Annually (subject to increase)

**Council Tax Band:** D

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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