



PARKER STREET, LONDON, WC2B

£1,500,000

A DUPLEX THREE BEDROOM MAISONETTE WITH ITS OWN FRONT DOOR AND INTEGRAL GARAGE COMPLETELY REFURBISHED TO A VERY HIGH STANDARD, SET IN A PURPOSE-BUILT MODERN BUILDING ON PARKER STREET, OFF DRURY LANE, COVENT GARDEN.

Lease: 933 years plus Share of Freehold | Service Charge: Approx. £3,000 p/a | Ground Rent: Approx. £100 p/a | Council Tax: Band G

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

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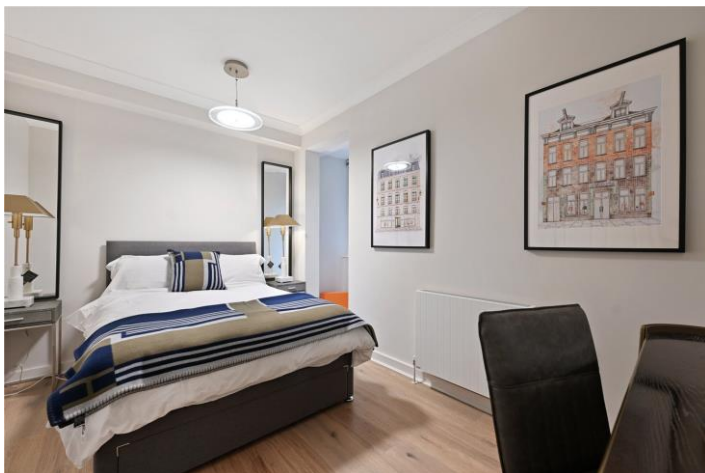


DESCRIPTION: Complete with three double bedrooms, two bathrooms, a balcony leading off the master bedroom and integral garage. Fitted with beautiful kitchen fittings by Samson and appliances and granite worktops and with good storage space throughout, the flat also includes a good-sized storage facility under the stairs in the downstairs bathroom. There is an upstairs lounge /dining room with a utility room leading off, fully fitted with a top washer and separate dryer and more space. The master bedroom has a lovely ornate balcony leading off. There are also fitted wardrobes in both bedrooms. Market House is a 1980s development just a few minutes' walk to the Royal Opera House and the British Museum. The flat is very well positioned for the West End., the Theatre District, London's universities and Museum Quarters as well as major underground lines and the Elizabeth Line.



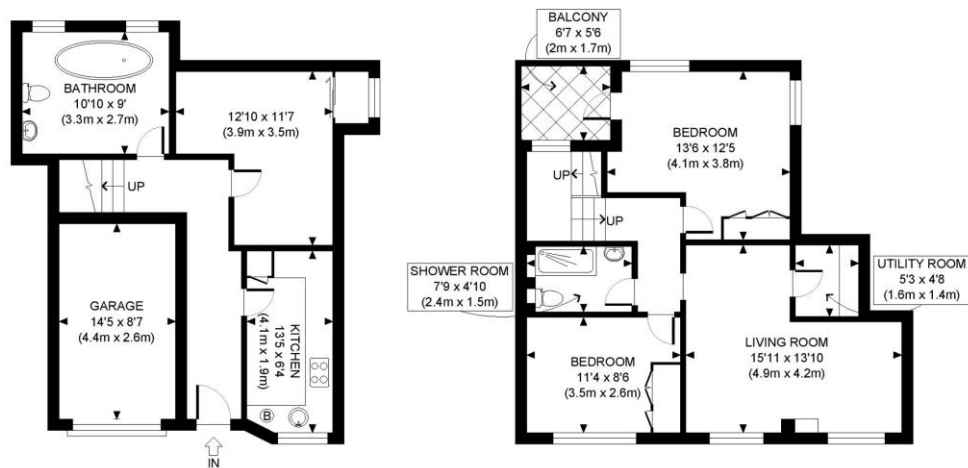
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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 582 SQ FT
FLOOR AREA WITHOUT GARAGE 438 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 573 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1155 SQ FT/ 107 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1011 SQ FT/ 94 SQM



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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.

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	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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