



**STIRLING COURT, TAVISTOCK STREET, LONDON, WC2E**  
**£650,000 LEASEHOLD**

**AN IMPOSING TOP FLOOR 1 BEDROOM VICTORIAN BLOCK (4<sup>th</sup> FLOOR WALK-UP) IN THE HEART OF COVENT GARDEN JUST OFF DRURY LANE.**

Leasehold: Approx. 173 Years Remaining | Service Charge: Approx. £1,200 per annum | Ground Rent: Approx. £10 Annually (subject to increase) | Council Tax: Band D

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

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### DESCRIPTION:

The flat is in a Victorian block that is very well kept with a communal garden below on the ground floor. The flat itself is spacious, light, in a lovely condition and fully fitted to a high standard with high ceilings and beautifully kept by the present owner. The position is good being near Kings College close to The Strand, The Piazza just around the corner and Covent Garden tube as well as the facilities of UCL and LSE being a 15 min walk away. You are right in the heart of theatre land , so early viewings highly recommended.



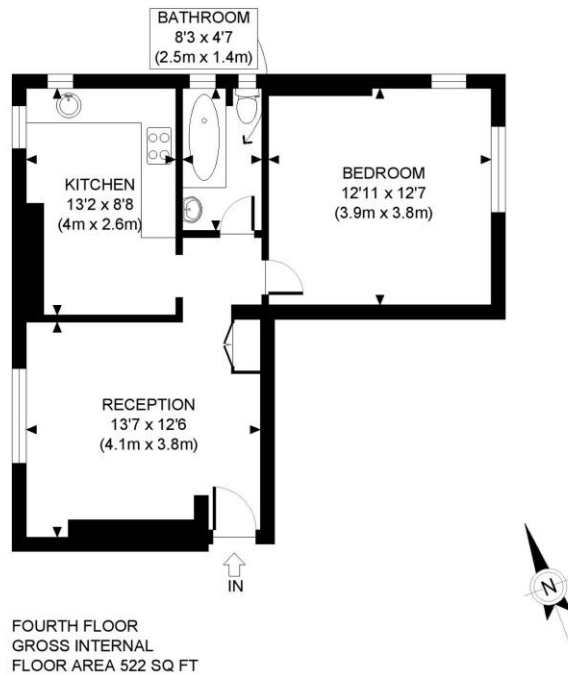
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APPROX. GROSS INTERNAL FLOOR AREA: 522 SQ FT/ 48 SQM

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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.

PROPERTY PHOTO PLANS  
THE STOP SHOP FOR PROPERTY REALESTATE

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	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	78
(55-68) <b>D</b>	58
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

**Tenure:** Leasehold

**Term:** 173 years and 5 months

**Service Charge:** Approx. £1,200 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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