



**BELL YARD, STRAND, WC2A**

£1,850 per week\*

**Carter Jonas**

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# FLAT 6, BELL YARD, STRAND, LONDON, WC2A 2JR

VIDEO TOUR AVAILABLE

A two-bedroom apartment of approximately 1,499 square feet.

- Furnished
- 3 Bedrooms
- 1 Open plan kitchen / reception room
- 2 Shower rooms
- 1 Bathroom
- Terrace

## LOCATION

Covent Garden is a popular shopping and tourist site located on the fringes of the West End. It is predominantly known for its famous Royal Opera House, home to the Royal Opera and Royal Ballet, central square with street performers, theatres restaurants and elegant buildings.

Nearest Tube: Temple / Holborn

## THE PROPERTY

This beautifully presented apartment is situated over the fourth and fifth floors of a newly refurbished Grade II listed building with lift, ideally located in London's legal district adjacent to the Royal Courts of Justice and within walking distance of Covent Garden and the Aldwych.

The building has been sympathetically refurbished and retains original period features both inside including detailed cornicing and mouldings and original fireplaces whilst offering a contemporary finish to each of the six apartments.

AST

The deposit will be £11,100 at a rental value of £1,850 (asking price)

Holding deposit = 1 weeks rent of £1,850

Rent is not payable weekly

Deposit is 6 weeks rent (£1,850 pw = £11,100 deposit)



## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Westminster County Council - Council Tax Band H
Material Information	Gas central heating and hot water Superfast broadband to cabinet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)	84	84
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



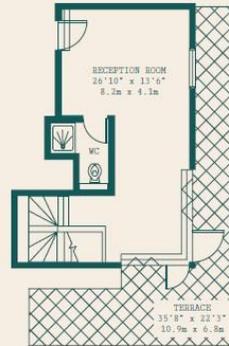
## THE PENTHOUSE

### TOTAL INTERNAL AREA

139 sq m = 1499 sq ft including under 1.5m  
136 sq m = 1462 sq ft excluding under 1.5m



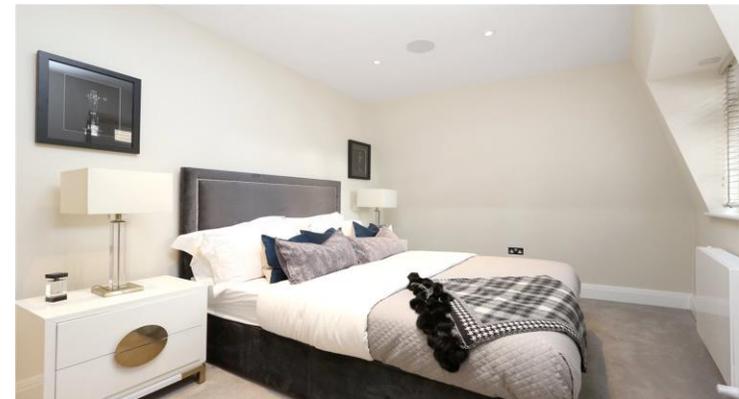
FOURTH FLOOR



FIFTH FLOOR

Dotted lines indicate a reduced head height of under 1.5m.

Dimensions are measured to perimeter walls and may vary. Please consult your sales advisor for further details.



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