

# FLORAL STREET

LONDON WC2E 9DP



THE PROPERTY BROKERS

## To Let

- 2 bed 3 bath
- 1200 sqft approx.
- Vaulted ceiling
- Dual aspect
- Loft apartment

Top floor 2 bed 3 bath loft apartment with vaulted ceiling on one of Covent Garden's most sought after streets.

Spanning circa 1,200 sqft (approx) on the 3rd (top) floor of a former Victorian building, the apartment benefits from dual aspect large light bearing windows. Laid out over two floors, the main level comprises of a double bedroom, main bathroom and separate kitchen from the living space which features a double height, vaulted ceiling. There is also a useful guest room/study via sliding doors in the living space which sections off it's own area providing useful, versatile space. The upper floor is a large mezzanine currently used as the master bedroom with plenty of storage and en-suite bathroom.



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Floral Street in Covent Garden is known for its boutique fashion shops such as Paul Smith, APC and Ted Baker plus popular cafe's including The Lost Alpaca & Floral Street Coffee House. Covent Garden tube station on the Piccadilly Line is less than a 2 minute walk away.

Available mid May 2021 and offered with some flexibility to furnishings.



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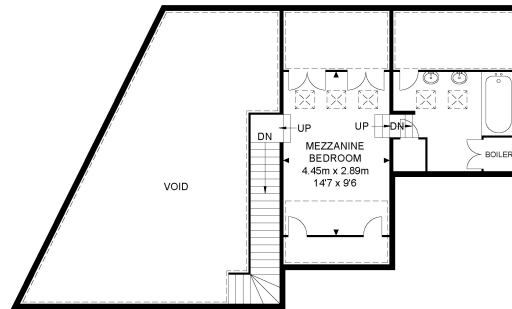


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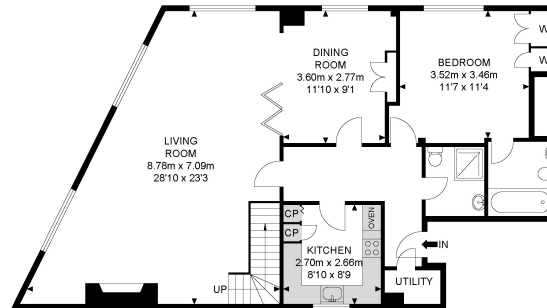
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Floral Street



4th Floor



3rd Floor



APPROX. GROSS INTERNAL FLOOR AREA 1192.64 SQ FT / 110.80 SQM

RESTRICTED HEIGHT AREA 163.61 SQ FT / 15.20 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

SALES  
LETTINGS  
OFF MARKET  
ACQUISITIONS  
DEVELOPMENT  
COMMERCIAL  
VALUATIONS

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