



TAVISTOCK STREET, LONDON, WC2E

£1,250,000

Carter Jonas

# TAVISTOCK STREET, LONDON, WC2E

Situated adjacent to the south of the famous Piazza the apartment comprises of two double bedrooms, ensuite bathroom, separate shower room with WC, open plan kitchen reception room and balcony. The apartment benefits from a communal garden, day porter and lift.

Harlequin Court was constructed in the early 2000's with a period façade in the heart of Covent Garden just moments away from the world famous Piazza with its mix of restaurants, market stalls and shops. The Royal Opera House and famous Seven Dials shopping district are both within easy reach. Nearby transport links include Covent Garden tube station 0.2 miles (Piccadilly line)

## AMENITIES

- Porter
- Balcony
- Lift
- 2 bedrooms
- En Suite

**THIS TWO BEDROOM LATERAL APARTMENT IS LOCATED WITHIN ONE OF COVENT GARDENS MOST SOUGHT AFTER PORTERED BLOCKS.**



**TENURE** Leasehold 125 years from 29 September 2002

**LOCAL AUTHORITY** City of Westminster

**EPC BAND** C



Classification L2 - Business Data

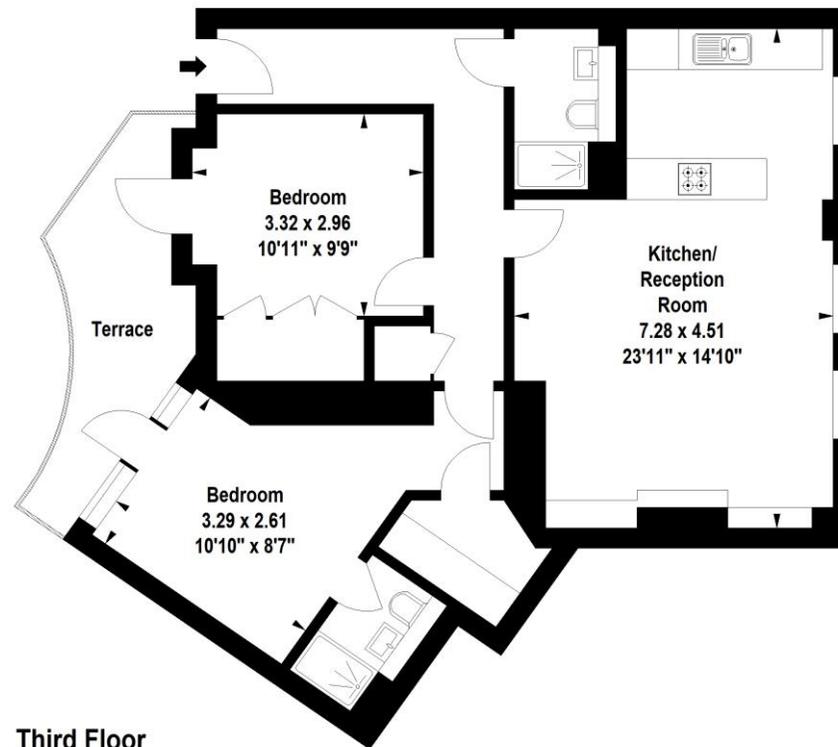
## 27 Harlequin Court WC2E

Gross internal area (approx)

**76.46 sq m (823 sq ft)**

**For Identification purposes Only. Not To Scale.**

All Calculations include Any/All Areas Under 1.5m Head Height.  
\* As Defined by RICS - Code of Measuring Practice.



Third Floor

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 85        |
| (55-68) <b>D</b>                            |                         |           |
| (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 |           |

Mayfair 020 7493 0676

mayfair@carterjonas.co.uk  
18 Davies Street, Mayfair, London, W1K 3DS

**carterjonas.co.uk**  
Offices throughout the UK

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data