



**BELL YARD, STRAND, WC2A**

£1,450 per week\*

**Carter Jonas**

# FLAT 3, BELL YARD, STRAND, LONDON, WC2A

- Stunning first-floor apartment within a newly refurbished Grade II listed building
- Beautiful blend of original period features and contemporary finishes
- Elegant cornicing, mouldings and original fireplaces retained throughout
- Lift access within an exclusive development of just six apartments
- Prime Central London location adjacent to the Royal Courts of Justice
- Short walk to Covent Garden, the Aldwych and the West End
- Surrounded by renowned theatres, restaurants and cultural landmarks
- Excellent transport links via Temple and Holborn stations
- Ideal for professionals seeking luxury living in a prestigious setting
- Exceptional opportunity to live in one of London's most historic districts

## THE PROPERTY

This beautifully presented apartment is situated on the first floor 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.

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 deposit will be £8,700 at a rental value of £1,450 (asking price)

Holding deposit = 1 week's rent of £1,450

Deposit is 6 weeks rent (£1,450 pw = £8,700 deposit)

Set within a beautifully refurbished Grade II listed building in the heart of London's legal quarter, this stunning first-floor, 2-bedroom apartment blends timeless period charm with contemporary luxury.



## ADDITIONAL INFORMATION

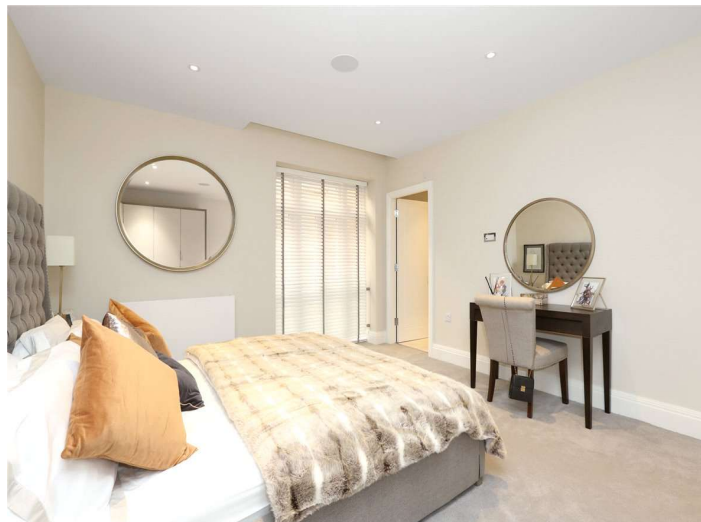
Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Westminster City Council - Council Tax Band G

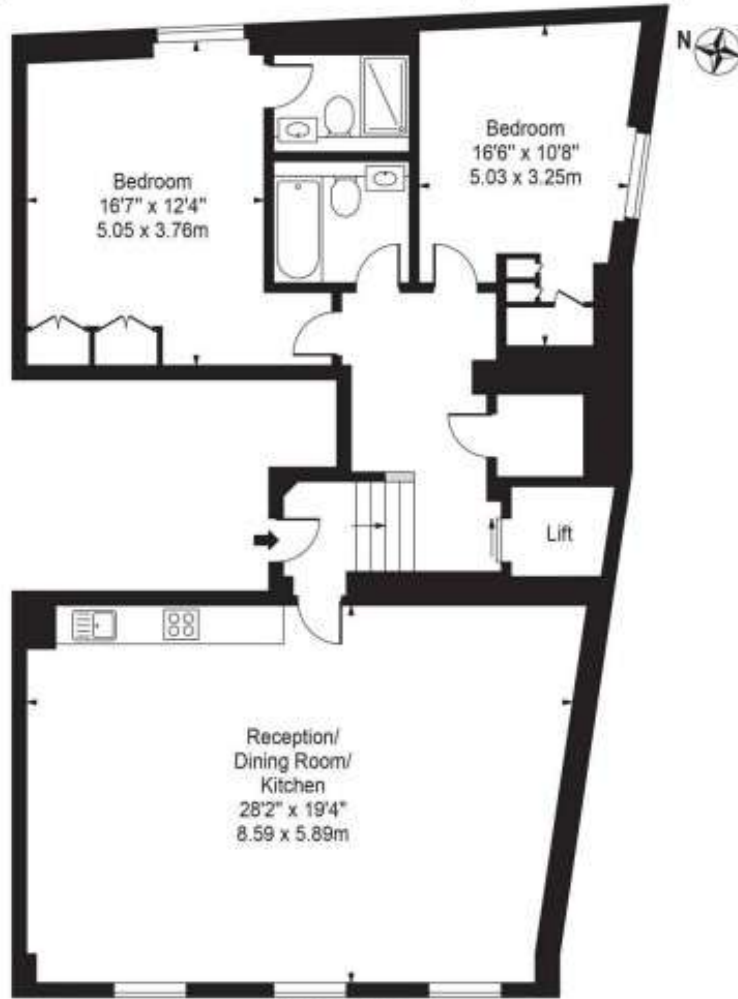
Council Tax Band H  
Gas central heating and hot water  
Superfast fibre to cabinet

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>	83	83
(56-68)	<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	



# Bell Yard

Approx. Gross Internal Area 1238 Sq Ft - 115.01 Sq M



First Floor  
For Illustration Purposes Only - Not To Scale

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Classification L2 - Business Data

## IMPORTANT INFORMATION

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