



**Henrietta Street, Covent Garden, WC2E**

Asking Price: £3,850,000

 Benham  
& Reeves

# Henrietta Street, Covent Garden, WC2E

 3 Bedroom (s)  4 Bathroom (s)  To be advised

A rare opportunity to acquire an exceptional three bedroom apartment with three en-suite bathrooms and a stunning south-facing garden terrace located on one of Covent Garden's premier streets adjoining Covent Garden's iconic Piazza.

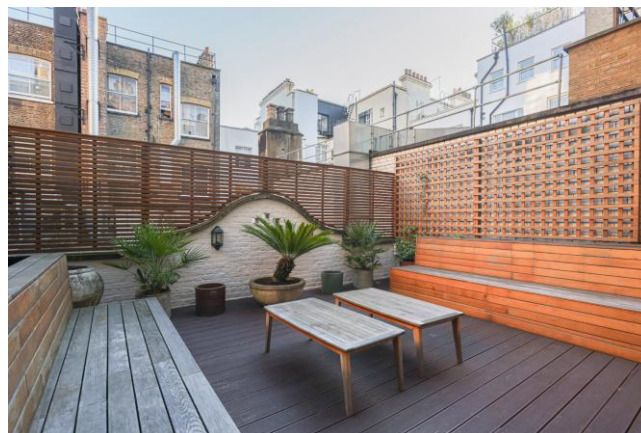
Occupying the entire first and second floors of an impressive Victorian red brick bow-fronted townhouse dating from 1888, this magnificent apartment has been developed to an impeccable standard, creating a perfect blend of historic detail and contemporary luxury.

Featuring a grand Victorian living room, a separate bespoke floor-to-ceiling kitchen with dining area and a large fully landscaped south-facing garden terrace on the first floor, and three spectacular double bedrooms with luxurious en-suite bathrooms on the second floor, this splendid apartment is an exceptionally rare find in the heart of London's West End and the world-renowned retail, leisure and cultural destination of Covent Garden.

The sense of light and space throughout the apartment is enhanced by wonderful original full-height windows, and opulent ceiling heights in excess of three metres feature across both floors, offering exceptional volume rarely found in residential apartments.

Henrietta Street is one of Covent Garden's most sought-after addresses, part of the Covent Garden Estate and located in a prominent position close to iconic London landmarks, including The Royal Opera House, Covent Garden's Piazza, and St. Paul's Church, with its tranquil public gardens. Being located in the very heart of London, residents are perfectly positioned to travel and explore on foot. The West End, Mayfair, the South Bank and River Thames and many of London's wonderful parks and open spaces are within easy reach, as well as the City of London.



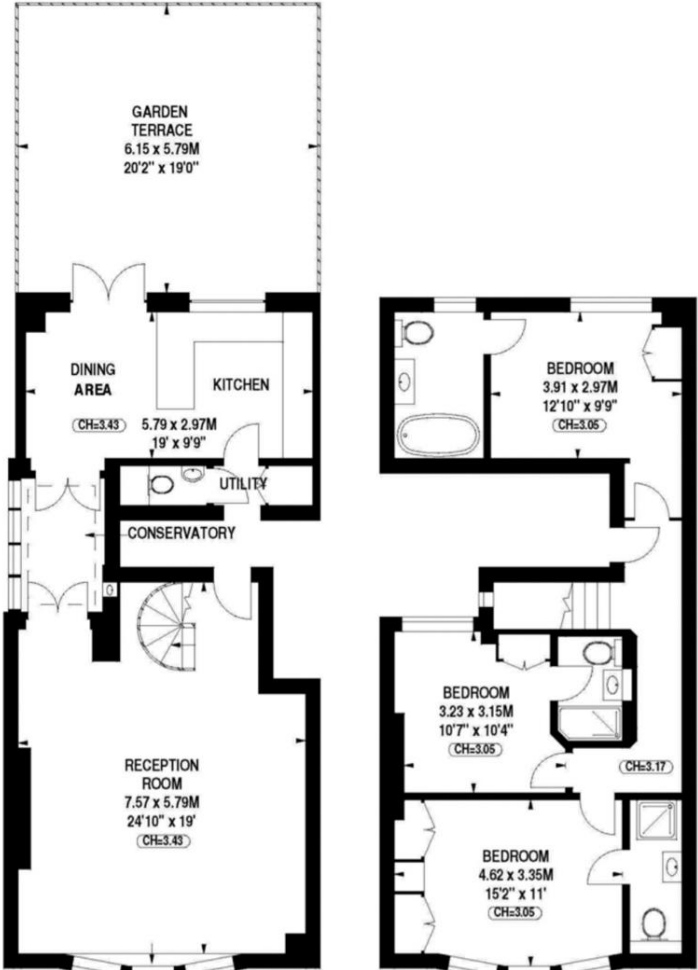


## Property Features:

- Three Bedrooms
- Three Bathrooms
- Guest WC
- 1st & 2nd Floor
- 1,432 Square Feet
- South-Facing Garden Terrace
- Covent Garden & Charing Cross & Leicester Square Station (0.2 miles)

## Total Gross Internal Area

133 Sq/m - 1,432 Sq/ft



First Floor

Second Floor

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£3,850,000
Tenure:	Leasehold 2896 Approximately 870 Years Remaining
Ground Rent:	Nil
Service Charge:	£16,684.75 (per annum) to June 2026
Anticipated Rent:	£10,000.00 pcm Approx. 3.1% Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

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W: [www.benhams.com](http://www.benhams.com)

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