

# ROKSTONE



## Great Queen Street, WC2B

An outstanding lateral apartment with lift access and a private terrace, situated in the heart of Covent Garden. This stunning three-bedroom, second floor, lateral apartment has been individually designed to combine a striking blend of historic detail and contemporary style. Commanding the front of the apartment, the lateral living space sits within the original part of the building, boasting impressive ceiling heights and beautiful sash windows which look out onto Great Queen Street. Carefully crafted to accommodate any occasion, hidden sliding doors allow the kitchen to be separated from the living and dining area, or disappear into the joinery to create a large open space for entertaining. The kitchen suite has been equipped with top of the range Gaggenau appliances and finished in a soft grey marble. A feature 'bridge' connects the rear of the apartment, seamlessly combining the original and new together.

At this side of the building, natural light pours through fully glazed walls to bring the outside in to the three en-suite bedrooms. These modern bedrooms all benefit from fully fitted wardrobes, luxurious en-suite bathrooms and engineered oak flooring. The master bedroom also boasts a dressing room and an en-suite with a large free-standing bath. The apartment also benefits from a separate bathroom, a large storage and laundry cupboard, air conditioning and underfloor heating. Situated in Covent Garden, Great Queen Street sits at the epicentre of London, moments from an abundance of theatres, restaurants and bars. Ideally located, this fantastic home is serviced by excellent transport links, providing quick and easy access to all corners of London and beyond. Holborn Station is within 3 minutes' walk (0.2 miles), Covent Garden station 5 minutes' walk (0.2 miles) and Leicester Square Station 9 minutes' walk (0.5 miles).

**Price £3,950,000**



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<https://www.rokstone.com>

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## Great Queen Street

Approx. Gross Internal Area 1980 Sq Ft - 183.95 Sq M  
(Excluding Voids & Lift)

Approx. External Area Of Balcony 169 Sq Ft - 15.70 Sq M



### Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 Plus)		
B (81-91)			
C (69-80)		77	77
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC

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### Terms

Local Authority: Camden Council

Tenure: Leasehold

Lease: 996

Service Charge: £13,000PA

Ground Rent: £0PA

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