

Henrietta Street, Covent Garden, WC2E

Asking Price: £3,750,000

Benham & Reeves

Henrietta Street, Covent Garden, WC2E

3 Bedroom (s) 3 Bathroom (s) Leasehold

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.

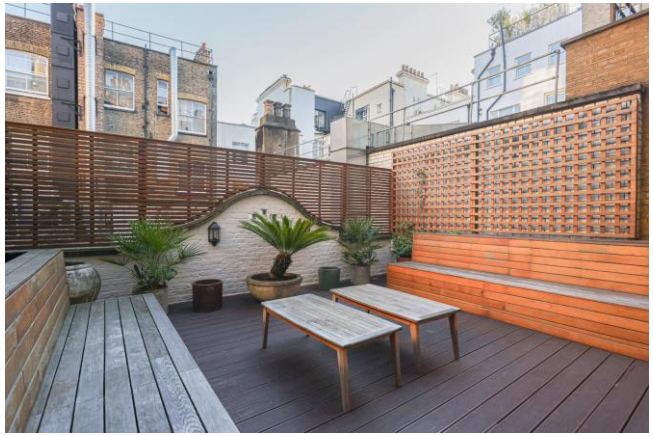






Henrietta Street, Covent Garden, WC2E





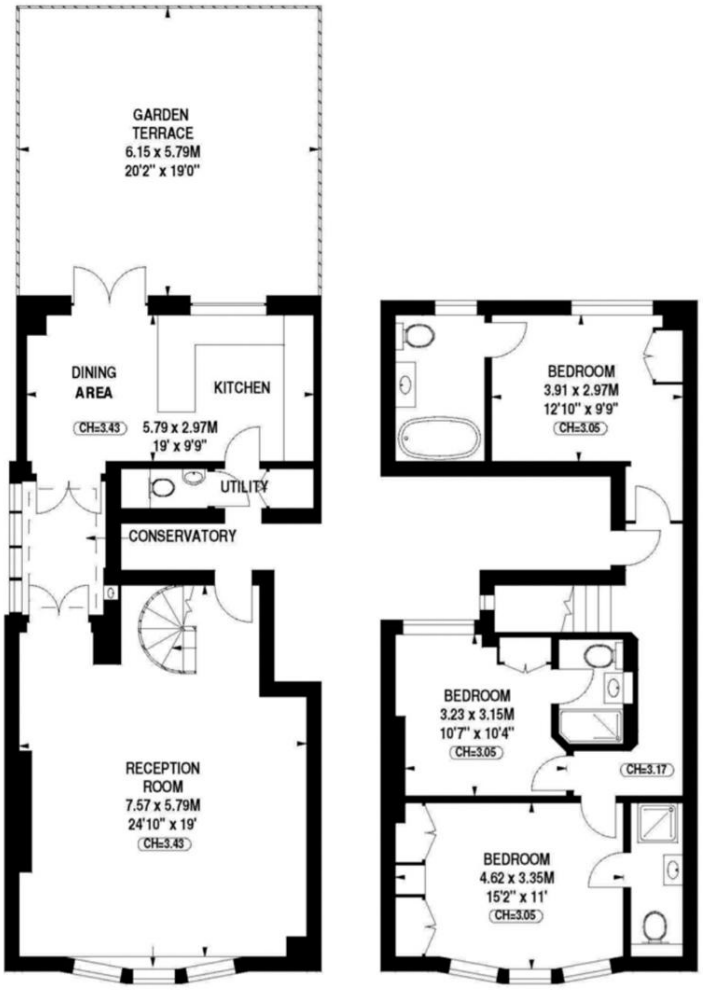
Property Features:

- 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)

Henrietta Street, Covent Garden, WC2E

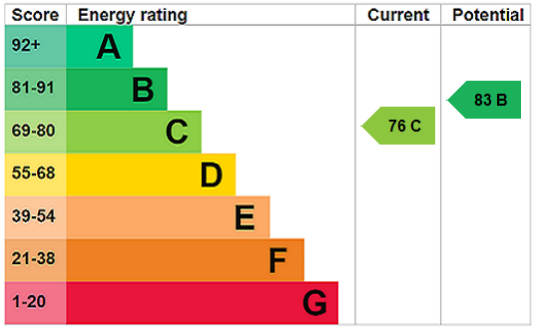
Total Gross Internal Area

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.



Henrietta Street, Covent Garden, WC2E

Terms & Conditions:

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

Asking Price:	£3,750,000
Tenure:	Leasehold Expires 28/09/2896 Approximately 869 Years Remaining
Ground Rent:	£350.00 (per annum) for the year 2026-2027
Service Charge:	£16,684.75 (per annum) to June 2026
Anticipated Rent:	£10,000.00 pcm Approx. 3.2% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN260072

T: 020 7938 3522
E: kensington@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR