



10 LONG ACRE COVENT GARDEN • WC2



A rare opportunity to purchase a residential building consisting of four apartments.



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COVENT GARDEN • WC2

Currently run as a fully operational Serviced Apartment Business (C1), planning has been granted for C3 Residential, widening the options for use.

Prime long leasehold investment of four apartments.

Currently configured as two 1 bedroom flats, a 3 bedroom duplex penthouse apartment with private roof terrace, and additional 2 bedroom house with its own separate access.

Total size of the investment is approx. 3,283 sq ft (GIA) with the net saleable area (NSA) of the flats being c. 2,660 sq ft.

Currently a fully operational Serviced Apartment business with C1 Use Class and existing Serviced Apartment license.

996 years remaining on the lease, paying £500 ground rent per annum.

Included in the price are the brand rights, website domain and associated systems for House of Kipp, the existing serviced apartment provider.

Option to implement C3 planning.

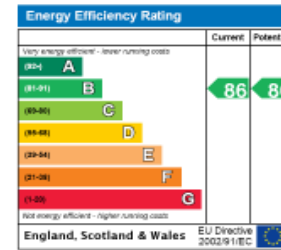
Guide price: £5,995,000



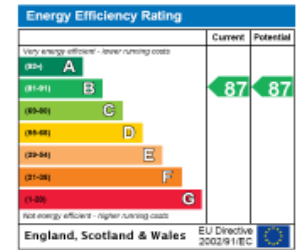


SCHEDULE OF ACCOMODATION

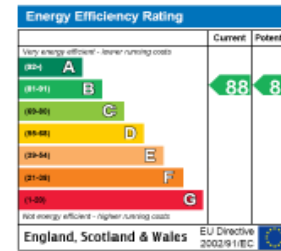
Flat	Floor	Size (sq.ft)	Bathrooms	Bedrooms
1	1 st	500	1	1
2	2 nd	500	1+WC	1
3	3 rd ,4 th	1,250	3	3
House 4	G,1 st ,2 nd	910	2	2
		2,660		7



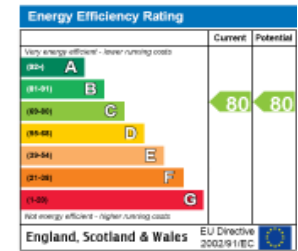
Apartment 1



Apartment 2

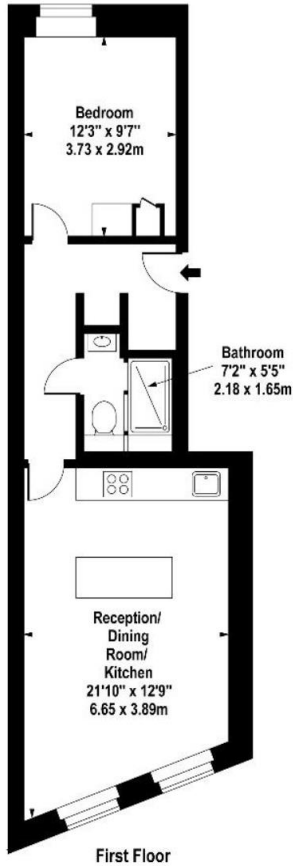


Apartment 3

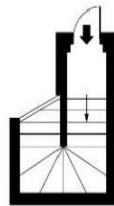
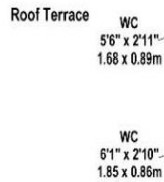
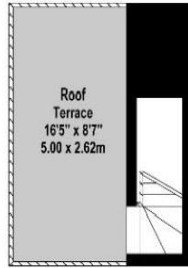
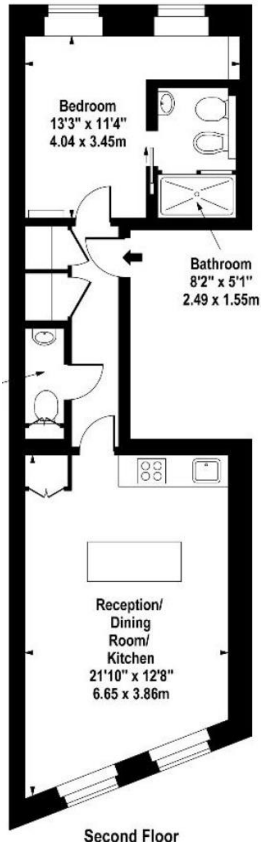


Apartment 4

Flat 1

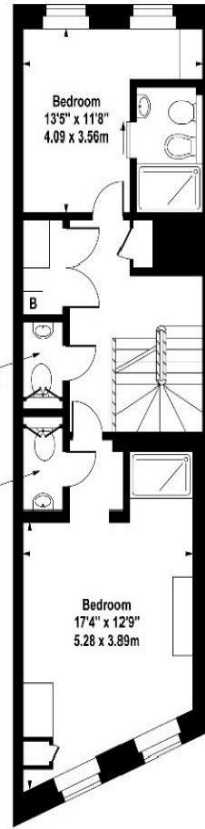


Flat 2

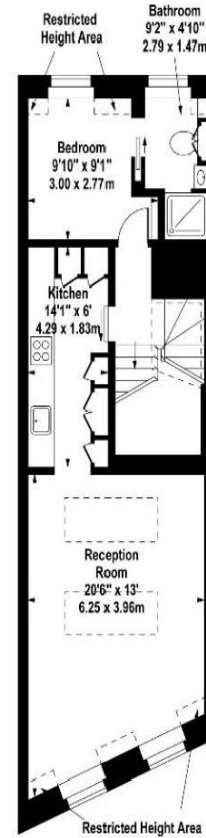


Second Floor

Flat 3

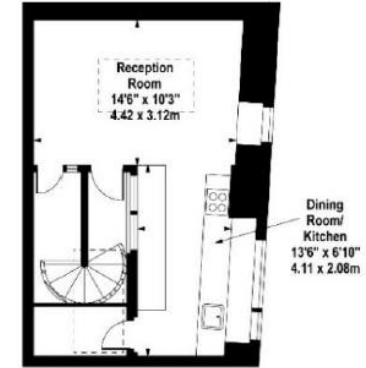


Third Floor

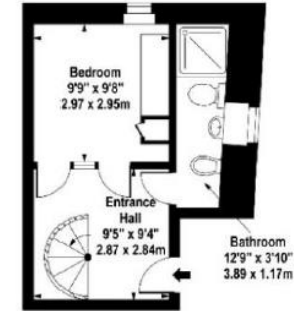


Fourth Floor

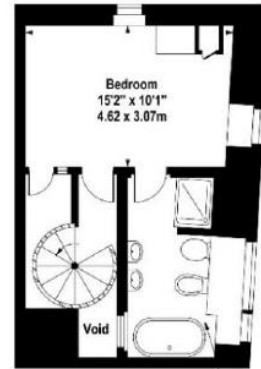
House 4



Second Floor



Ground Floor



First Floor

Bathroom
12'9" x 6'9"
3.89 x 2.06m



For Illustration Purposes Only - Not To Scale
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