

**Bloomsbury Office**

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**CRAVEN STREET, COVENT GARDEN, WC2N**  
£675 per week**Preliminary Details**

A superb three bedroom split-level flat, arranged over the ground and lower ground floors of a magnificent period town house, located seconds from the River Thames and Embankment underground station (Northern, Bakerloo, Circle and District lines). The property comprises; open-plan double reception room/dining room, modern fully fitted kitchen, large master bedroom with en-suite bathroom, two further double bedrooms, bathroom and patio. Craven street is a much sought after address being close to transport links, the River, cultural sights and the shops, restaurants and bars of Covent Garden. The flat would ideally suit three professional sharers or a couple/small family.

**3 Bedrooms • 2 Bathrooms**




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## Area Overview

Covent Garden is the home to countless boutiques and market stalls as well as a myriad of street entertainers who perform at every opportunity. Surrounding the main piazza are bars and restaurants which make the area buzz with vitality. The area hosts a wealth of theatres, the London Coliseum on St Martin's Lane houses the impressive English National Opera and the Theatre Royal on Drury Lane is an immense edifice that has the largest theatre auditorium in London. Although Covent Garden is usually packed with visitors, the area remains attractive and vibrant.



Craven Street, Covent Garden  Charing Cross (0.1M),  Embankment (0.1M),  Covent Garden (0.3M)

## Council Tax Bands



Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Westminster	£ 458	£ 535	£ 611	£ 688	£ 840	£ 993	£ 1,146	£ 1,375
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

### Craven Street WC2

APPROX GROSS INTERNAL FLOOR AREA: 1779 sq. ft / 165 sq. m



Floorplan for identity purposes only.  
Measurements are approximate and not to scale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	49	51	(39-54) <b>E</b>	43	44
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR CRAVEN STREET, COVENT GARDEN, WC2N



### Neals Yard

Famous for their wide range of specialist homeopathic remedies and complimentary medicines, Neals Yard aims educate and make natural remedies accessible to all. Following the opening of the first store 27 years ago, there are now 38 nationwide, selling high quality natural products.

🚶 800m (13 mins) from Craven Street



### Monmouth Coffee Shop

The Monmouth Coffee Company was established in 1978, and the original shop was based in Monmouth Street, Covent Garden. Now, with 3 branches, they continue to provide superb coffees which have been ethically sourced, from all over the world.

🚶 800m (13 mins) from Craven Street



### Museum St

Dating back to before the 1300's, Museum Street is at the heart of the borough of Bloomsbury. To its north lies the British Museum, hence its name, and also the Museum Tavern, which dates back to 1723. The street is populated with bookshops, such as the Atlantis bookshop, cafes and also Banbury Ball, our Bloomsbury branch.

🚶 1200m (20 mins) from Craven Street



### British Museum

A museum of human history and culture based in Bloomsbury, London. The collection, which is largely based on those of the physicist and scientist Sir Hans Sloane was established in 1753. As one of the most comprehensive collections of its kind in the world, it continues to draw crowds from all corners of the globe and is one of London's most popular tourist attractions.

🚶 1300m (22 mins) from Craven Street



### Bedford Square

Bedford Square in Bloomsbury, named after the Dukes of Bedford, is considered to be one of the best preserved pieces of Georgian architecture in London with a number of eminent residents, such as Lord Eldon, the celebrated Lord Chancellor.

🚶 1400m (23 mins) from Craven Street



### Senate House

Senate House is the administrative centre of the University of London which is located in Bloomsbury, London. The building, which was built between 1932 and 1937, famously inspired George Orwell's description of the Ministry of Truth in his novel Nineteen Eighty Four.

🚶 1500m (25 mins) from Craven Street