



**3 Bedroom Apartment**

**FOR SALE**

**Odhams Walk, Covent Garden, WC2H**



## Description

Offering an excellent opportunity for development and in need of renovation, this fantastic three bedroom flat offers spacious accommodation with private garden and sought-after location.

## Key Features

- Spacious three bedroom flat arranged on the ground floor
- Offers a fantastic opportunity for development
- Expansive open-plan reception/kitchen with space to dine
- Features good-sized garden
- Enviably located in the heart of Covent garden



## Local Area

Odhams Walk is ideally located moments from a wide variety of amenities including the fantastic theatres, galleries, shops and restaurants of the popular West End.



## Tenure

Leasehold

## Lease Expires

Oct 2075

## Ground Rent

£10 per annum (2016)

## Service Charge

£1866 per half-year (2016)

## Local Authority

The City of Westminster

## Council Tax

£966.06 per year (Band F)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	<b>A</b>		
(61-81)	<b>B</b>		
(49-60)	<b>C</b>		<b>78</b>
(39-54)	<b>D</b>		
(21-38)	<b>F</b>	<b>25</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82+)	<b>A</b>		
(61-81)	<b>B</b>		
(49-60)	<b>C</b>		<b>77</b>
(39-54)	<b>D</b>		
(21-38)	<b>F</b>	<b>35</b>	
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Price

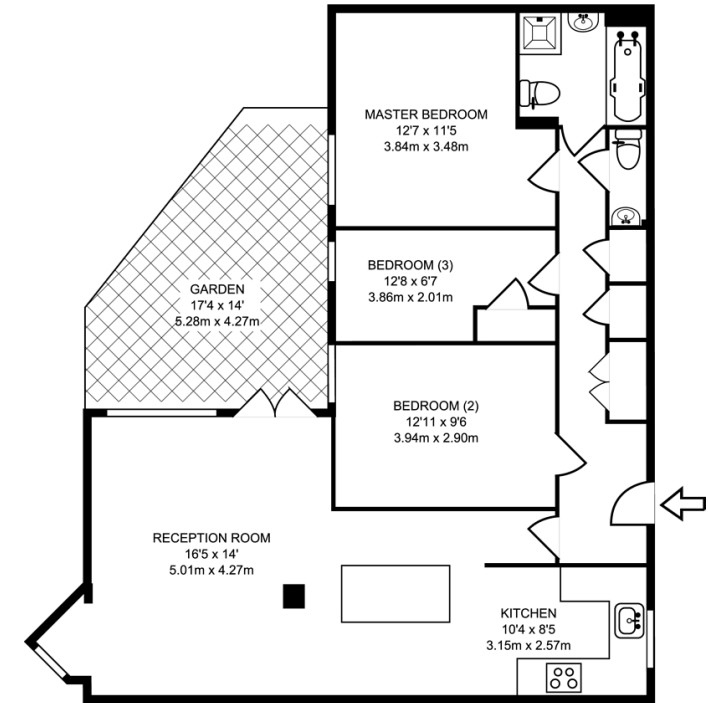
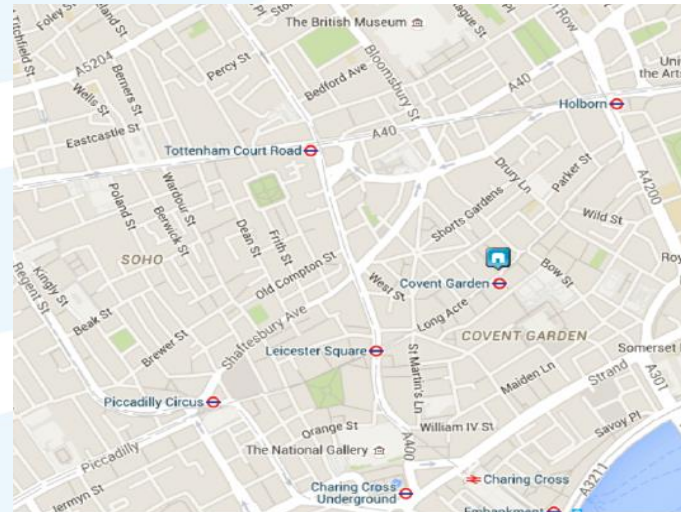
£1,100,000 Leasehold

## Size

Representation of current layout, gross internal floor area is approximately 1,027 Sq Ft (95 Sq M)

## Viewing

Strictly by prior appointment with the Agent



GROUND FLOOR  
1,027 SQ FT/95.46 SQ M