



**MERCER STREET, LONDON, WC2H**  
**£1,550,000 SHARE OF FREEHOLD**

**A STUNNING TWO BEDROOM FLAT ON THE 2ND FLOOR WITH A LIFT, IN A GRADE II LISTED BUILDING ON MERCER STREET, JUST 50 YARDS FROM SEVEN DIALS IN THE HEART OF COVENT GARDEN.**

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### DESCRIPTION:

The property has two good sized double bedrooms, windows on three sides so great natural light, and a big handsome lounge with an open plan kitchen. Off the lounge is a lovely little balcony with views inwards over Ching Court. The property has great charm and over the years has been carefully and lovingly refurbished to a very high standard by the present owner. Needless to say, Covent Garden tube and Leicester Square are very close by, all the wonderful theatres and restaurants are on your doorstep and the Piazza is about 5 mins away. Tottenham Court Road tube and the Elizabeth Line are close by and the universities of Kings, UCL and LSE are all well within walking distance. The property could not be more central and inside is very quiet. Lease: 125 years from October 1987 plus a Share of Freehold | Service Charge: £2,669.84 per annum | No ground rent | Council Tax is Band F: approx. £2,589 per annum.



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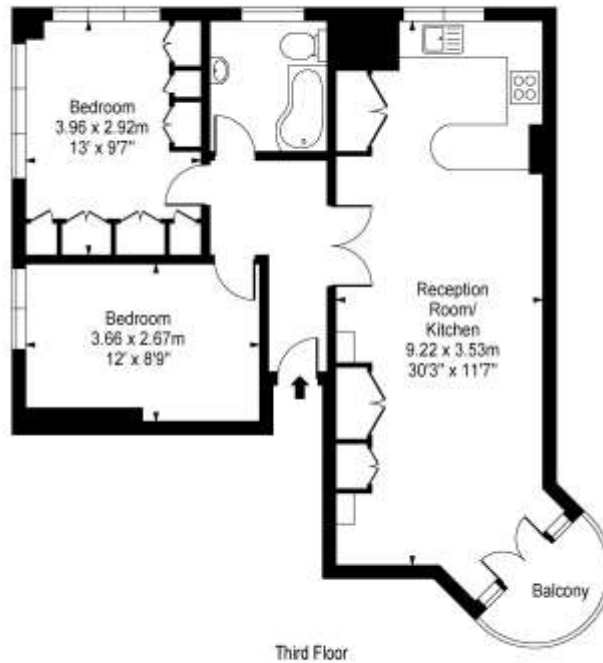




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Mercer Street, WC2



Approx Gross Internal Area 708 Sq Ft - 65.77 Sq M

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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