

2 Bed Apartment In The Belvedere Row , London, WC1R 4LL      £1,190,000



# SHORT DESCRIPTION

Property Ref: 13561 An immaculate two double bedroom apartment situated in a great period building conversion boasting an attractive style and character, plenty of natural light and high ceilings. Walking distance to the West End, Covent Garden & River Thames, as well as both UCL and LSE it makes a fantastic central London home base and investment. An exceptionally large open plan living area with kitchen/diner, wooden flooring and double aspect characteristically large French sash windows overlooking a picturesque quiet view. of Georgian tree lined street Two spacious double bedrooms and family bathroom with marble finishing, off a wide wooden floored hallway, offers a convenient and versatile living experience. Located in the heart of London's professional and university sectors Chancery Lane Station / Law sector 0.2 miles / 5min Holborn Station / LSE 0.2 miles / 5min Russell Square Station / UCL 0.4 miles / 10min Period building conversion High specification Beautiful character Moments from Covent Garden & West End Walking distance to LSE and UCL.



**Bed Room(s)**



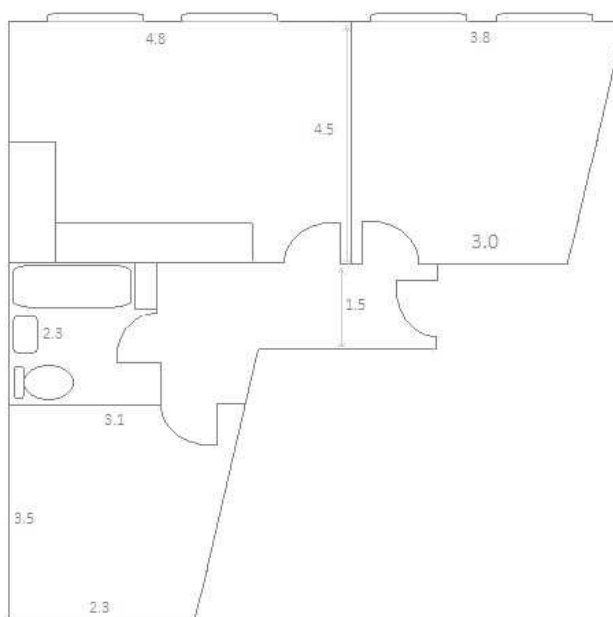
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

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## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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