

CLEMENT HOUSE

LONDON WC2



savills

A BEAUTIFULLY APPOINTED 4TH FLOOR, 3 BEDROOM APARTMENT
IN THIS HIGHLY REGARDED LANDMARK DEVELOPMENT ON THE STRAND.



190 Strand is a flagship development by St Edward, and offers a fantastic range of lifestyle amenities to residents, including 24 hour concierge, luxurious swimming pool and spa, gym and cinema. The apartment is situated on the 4th floor and has a high specification throughout including marble floors, comfort cooling and a large balcony off the reception room. The spacious hallway leads to an open plan, dual aspect reception room/kitchen. There is a master bedroom with balcony, dressing area and ensuite bathroom, two further bedrooms (both with balconies), an ensuite bathroom and a separate shower room. There is a storage room in the basement.



190 Strand is in an area of central London internationally acknowledged as the Capital's theatre and cultural heartland close to the River Thames.

190 Strand overlooks Sir Christopher Wren's Grade I-listed St Clement Danes church, and is flanked by the Courtauld Gallery, Somerset House and two of the world's finest universities - King's College and the London School of Economics & Political Science.

Local transport links include Temple underground station (0.2 miles) for the Circle and District lines and Covent Garden (0.6 mile) for the Piccadilly line. All distances are approximate.

3 Bedrooms | 2 Bathrooms | Shower Room | Reception Room | Kitchen | Utility Room | Balcony
Parking | Lift | 24 Hour Concierge | Leisure Facilities

GUIDE PRICE - £3,750,000

LEASEHOLD APPROX.. - 998YEARS REMAINING

GROSS INTERNAL AREA (APPROX.)

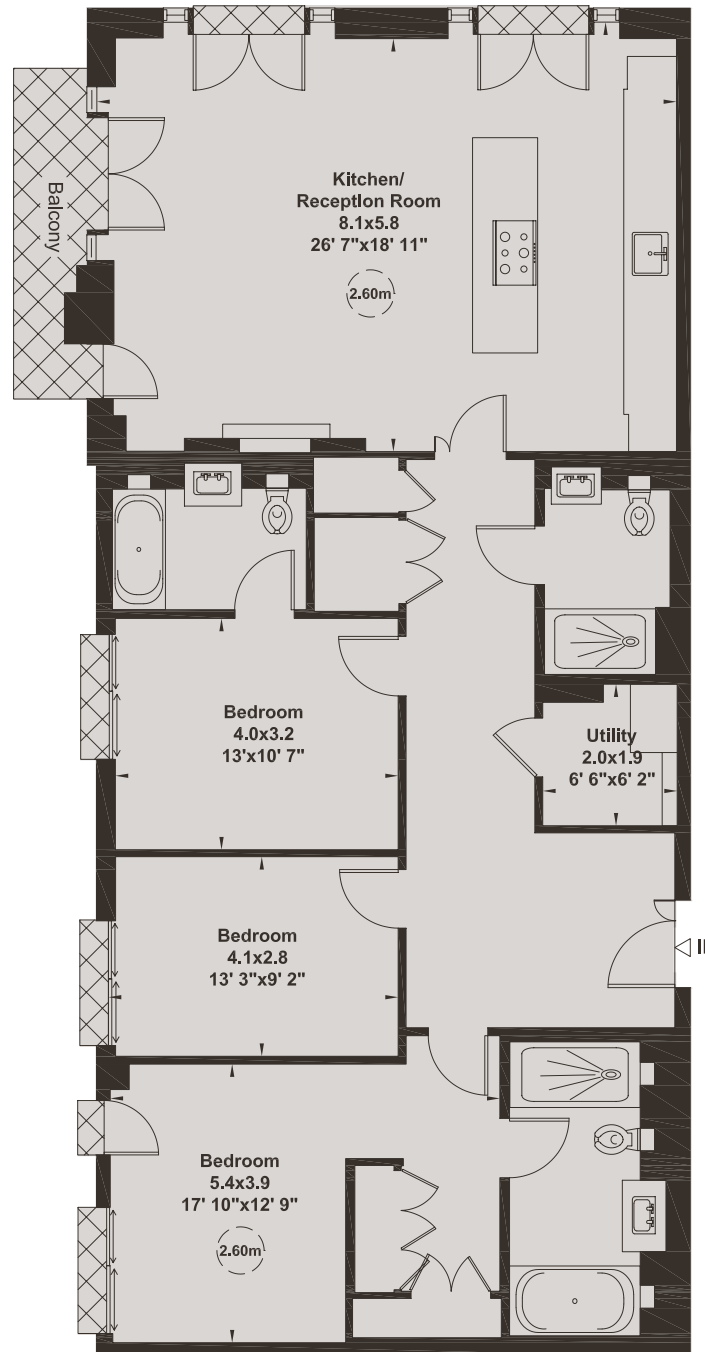
154 sq m (1,654 sq ft) Including Basement Store

144 sq m (1,545 sq ft) Excluding Basement Store

Not to Scale



Basement



Fourth Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Viewing:
Strictly by appointment with Savills.

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