



A beautifully appointed three bedroom apartment on the third floor of this highly regarded landmark development on the Strand

**Strand, London, WC2R**

Guide Price: £3,895,000

Leasehold (approximately 991 years remaining)

savills



Reception room • Three double bedrooms • Three bath / shower rooms (two en suites) • Kitchen • Five balconies (three Juliet) • Lift access • Concierge • Secure underground parking • Access to building amenities including swimming pool, gym and cinema • Service charge: approximately £18,048 per annum • Ground rent: approximately £1,250 per annum + £500 parking

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#### Local Information

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 (0.1 miles) for the Circle and District lines and Covent Garden (0.6 mile) for the Piccadilly line. All distances are approximate.

#### About this property

A beautifully appointed and bright three bedroom apartment on the third floor of this highly regarded landmark development on the Strand. The apartment is finished to the highest of standards, and features stunning wooden flooring, comfort cooling, generous storage space, and two balconies from the reception room.

The spacious hallway leads through to a bright and open plan reception room, with kitchen and dining area. The principal bedroom features a beautiful Juliet balcony, with built in wardrobes and en suite bathroom. There are two further bedrooms, one with en suite shower room, both of which also benefit from wonderful west facing Juliet balconies. There is one further guest bathroom.

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, cinema and secure underground parking.

#### Tenure

Leasehold (991 years remaining)

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Mayfair & St James's Office.

Telephone: +44 (0) 20 7578 5100.







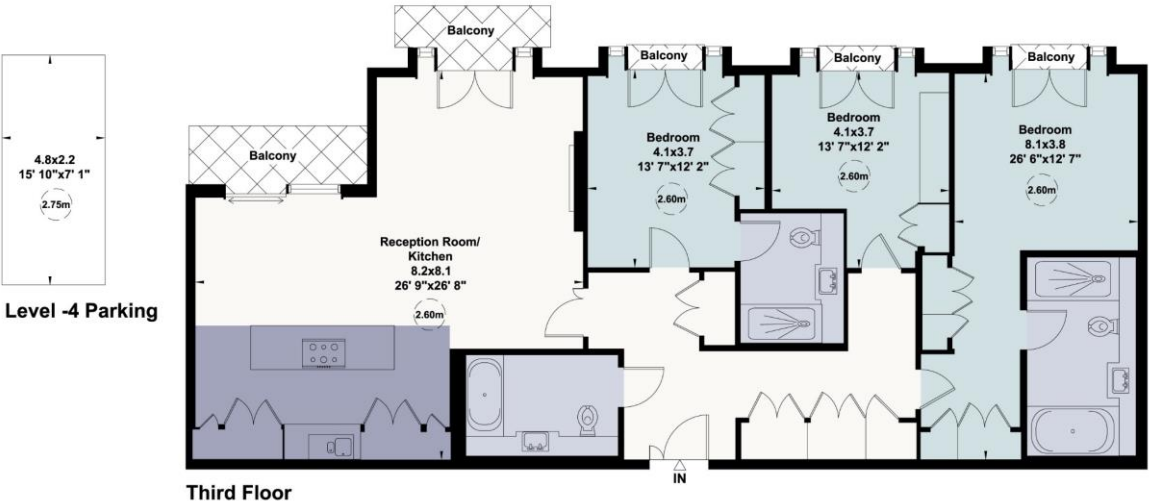
Strand, London, WC2R  
Gross Internal Area 1625 sq ft, 151 m<sup>2</sup>

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Gladstone House, 190 Strand, WC2

Gross internal area (approx.)  
151 Sq m (1625 Sq ft)  
For identification only, Not to Scale

capital 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(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	

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