



This beautiful apartment is developed to an impeccable standard.

**Strand, London, WC2R**

Guide Price: £2,600,000

Leasehold (approximately 990 years remaining)





Luxury two bedroom apartment • Principal bedroom with en-suite • 24 hour concierge • Swimming pool, gym, spa, meeting room, golf simulator • One underground parking space • Service charge: approximately £19,220 per annum • Ground rent: approximately £1,000 per annum, plus £500 per annum for parking space

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#### Local Information

Savoy House is located in 190 Strand, to the East of Trafalgar Square and West of Bloomsbury and Holborn.

This area contains some of London's most iconic landmarks, including the National Portrait Gallery, Somerset House, The West End, Covent Garden, The Strand, The Royal Opera House, The National Gallery and London Transport museum.

Transport Links include:

Circle & District Lines, (Temple): approx 0.1 miles.

#### About this property

This beautiful modern apartment is a fantastic example of contemporary design having been developed to an impeccable standard throughout.

Set on the 6th floor of this incredible new building, the apartment neatly fuses its sleek and stylish design with contemporary fixtures and fittings; featuring light oak flooring, marble floor tiles (bathrooms), tactile stone worktops, wine fridge (kitchen), under floor heating and comfort cooling.

The residents' facilities, including business suite, golf simulator and private cinema both which are conveniently situated next to the grand main reception. The spa, pool, gym and studio spaces have also been designed to give users easy access all are to the very highest standards afforded.

#### Tenure

Leasehold (approximately 990 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.



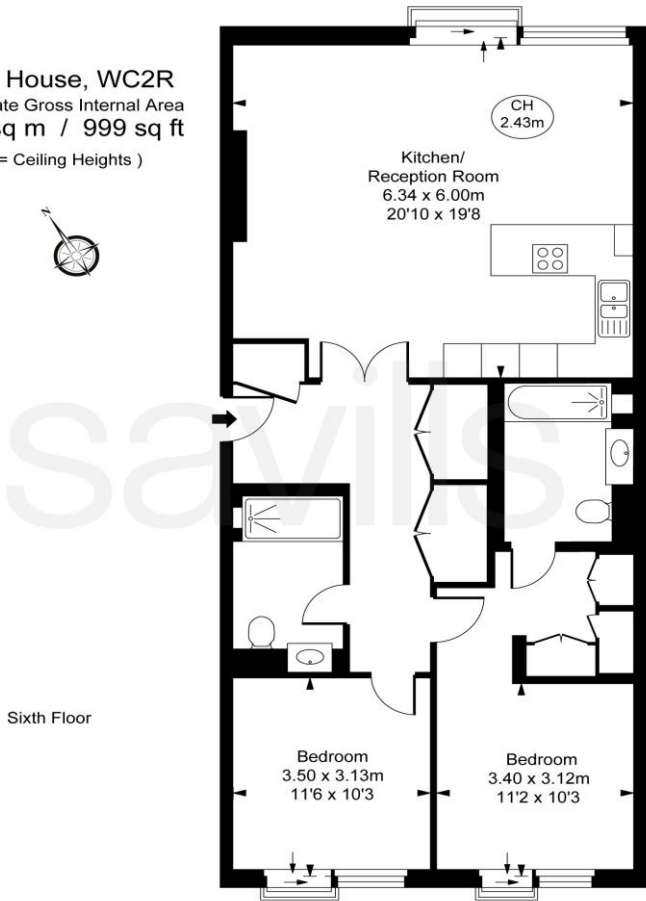





Strand, London, WC2R  
Gross Internal Area 999 sq ft, 92.84 m²

Charles Medina  
Mayfair & St James's  
+44 (0) 20 7578 5100  
cmedina@savills.com

Savoy House, WC2R  
Approximate Gross Internal Area  
92.84 sq m / 999 sq ft  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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