

For Sale



People Make Places



Villiers Street, Strand WC2

2 bedrooms | 1,356 sq ft

£2,000,000





A well-proportioned two bedroom apartment on the fifth floor of Kipling House, a handsome Georgian building overlooking Victoria Embankment Gardens, offering 1356 sqft of lateral accommodation only moments from Covent Garden, Trafalgar Square and the South Bank via nearby Hungerford Bridge.

What you need to know

- Two Bedroom Lateral Apartment
- Two Bathrooms
- Fifth Floor (with Lift)
- Corner Position with Dual Aspect
- Overlooking Embankment Gardens
- South Facing
- Close to Embankment Tube
- Leasehold: 187 Years Approx.
- Service Charge: £10,316 per annum
- Ground Rent: £0.00 per annum





Overview

Constructed between 1995 & 1996 on the site of the former home of Rudyard Kipling, the land on which Kipling House sits has a rich and varied history which can be traced back as far as 1237, when it was the site of Norwich House, the London home of the Bishop of Norwich.

Subsequently home to George Villiers, the Duke of Buckingham, from which the surrounding streets take their names, it was later home to Samuel Pepys and a subsequent building on the site was the birthplace of Francis Bacon.

Nowadays, Kipling House enjoys a commanding position at the southern end of Villiers Street, with views towards the Thames directly over the pretty Victoria Embankment Gardens, a tranquil oasis between the river and the Strand.

This well-proportioned lateral apartment offers two bedrooms, two bathrooms and a generous dual aspect main living space directly overlooking Victoria Embankment Gardens towards the Thames.





The building provides easy access to the many attractions of Covent Garden a few minutes' walk to the north, Trafalgar Square to the west and London's South Bank is easily accessible on foot via nearby Hungerford Bridge.

A generous reception hall provides access to all rooms, with an L-shaped living/dining room to the front and separate kitchen large enough for a breakfast table. There is a family bathroom and a further good-sized en-suite bath/shower room serving the principal bedroom.

This is an exceptionally well connected part of London, with mainline rail services from Charing Cross to the south east, as well as District, Circle, Bakerloo and Northern Line tube service from Embankment station and riverboat services to both West London and the City & Canary Wharf from nearby Embankment Pier.





Strand is the southern boundary of Covent Garden running parallel to the River Thames and linking the cities of London & Westminster. A neighbourhood that offers everything from river views and world class theatres, to green open space and village vibes.

The link between Westminster and the City of London, modern Strand has shaken off its reputation as a traffic congested artery to be avoided, now boasting a Soho House at 180 Strand, a number of luxury residential developments and a wonderful new public space at the eastern end where it meets Aldwych around St. Mary's Church opposite Kings College London.



People Make Places

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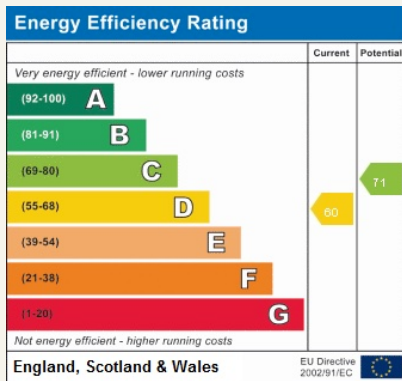
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And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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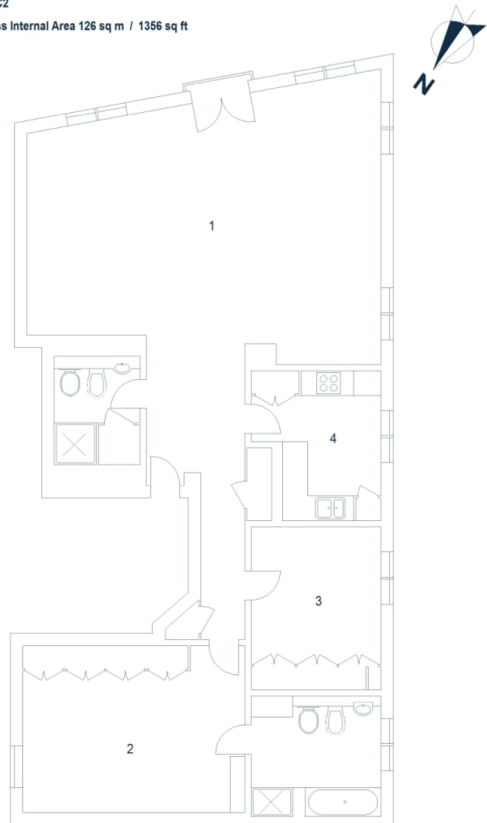


Kipling House, WC2

Approximate Gross Internal Area 126 sq m / 1356 sq ft

Fifth Floor

- 1 Reception / Dining Room
8.44 x 7.11M
27'8" x 23'4"
- 2 Bedroom
5.31 x 4.02M
17'5" x 13'2"
- 3 Bedroom
3.88 x 3.17M
12'9" x 10'5"
- 4 Kitchen
3.60 x 3.10M
11'10" x 10'2"



Floor Plan produced for Tavistock Bow by Mays Floorplans ©. Tel 020 3387 4584
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