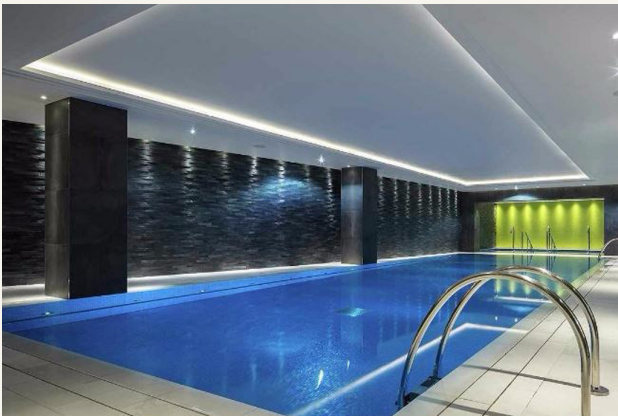


tavistockbow

For Sale



People Make Places



Wren House, 190 Strand WC2

2 bedrooms | 1,208 sq ft

£2,250,000

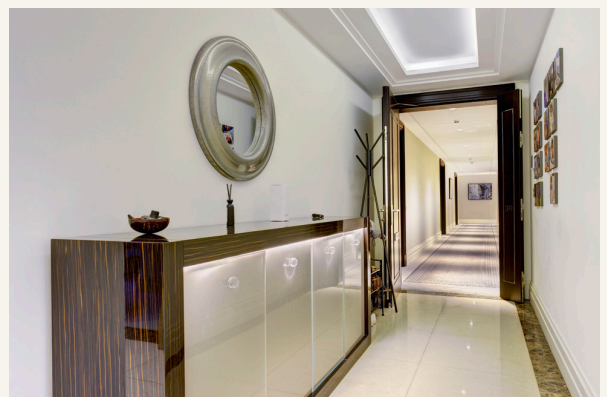




Situated on the first floor of St. Edward's flagship development at 190 Strand WC2, this well-proportioned lateral apartment features a spacious open plan living space with floor to ceiling glazing opening onto a wonderful west-facing terrace, along with extensive facilities and a parking space.

What you need to know

- Two Bedroom Lateral Apartment
- Two Bathrooms
- Class Leading Resident's Facilities
- Pool, Spa, Gym & Golf Simulator
- Allocated Underground Parking
- 24 Hour Concierge
- Leasehold - 988 Years
- Service Charge - £17,200 per annum
- Ground Rent - £1,500 per annum
- Westminster Council Tax Band H





Overview

Developed in 2016 by Berkeley Homes' premium St. Edward brand, the flagship scheme at 190 Strand was the first residential development in the area to offer world class resident's facilities twinned with an exceptional level of specification and finish.

This first floor lateral apartment features handsome timber flooring throughout along with high specification feature lighting. A fully-integrated contemporary kitchen is open-plan to the main living space, separated by a generous breast bar and featuring top of the range Miele appliances, including a wine cooler.

Two well-proportioned double bedrooms benefit from in-built wardrobes and feature impressive floor to ceiling windows, allowing natural light to flood the rooms. The principal bedroom has access to a private balcony plus the added benefit of an en-suite bathroom, with separate walk-in shower. There is an additional shower room for guests and the generous hallway features well-considered and plentiful storage.





190 Strand is entered via a grand entrance lobby, manned 24 hours a day by an attentive concierge team. There are lifts to all floors and access to the extensive world-class residents' facilities including a business suite, golf simulator and private cinema. Residents also benefit from a luxurious on-site spa, swimming pool, gym and studio spaces, all designed and finished to the highest standards.

The apartment also benefits from a designated secure underground parking space, which is a rarity in London's West End.

The development is located in a neighbourhood globally renowned for its culture, with Covent Garden and 'Theatreland' only moments away, but also provides convenient access to both the City of London and the South Bank. The area is home to some of London's most iconic landmarks, including the National Portrait Gallery, Somerset House, The Royal Opera House, The National Gallery, the Theatre Royal Drury Lane, the London Transport Museum as well as the Royal Courts of Justice which can be seen from the principal bedroom.





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

Local transport links include Temple underground station (0.1 miles) for the Circle and District lines, Covent Garden underground station (0.6 mile) for the Piccadilly line and Holborn underground station (0.6 miles) for Central and Piccadilly lines, as well as regular riverboat services from nearby Embankment Pier and mainline rail links from London Charing Cross. All distances are approximate.



People Make Places

London is a collection of inspiring urban villages and one of the most exciting places in the world to live, work & play.



We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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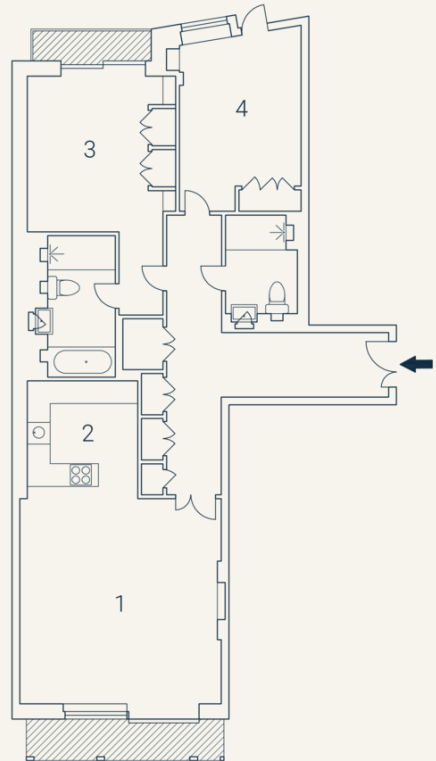
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Wren House, WC2

Approximate Gross Internal Area 112 sqm/ 1208 sq ft

First Floor

1 Living 5.40 x 5.30M 17'9" x 17'5"	2 Kitchen 3.10 x 2.90M 10'2" x 9'6"	3 Bedroom 4.10 x 3.90M 13'5" x 12'10"	4 Bedroom 4.90 x 3.20M 16'1" x 10'6"
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Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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