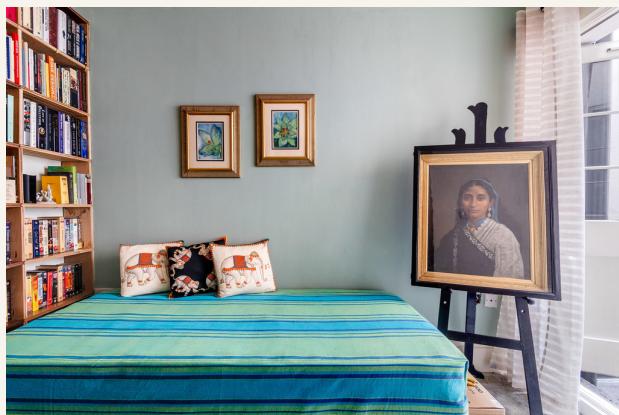


**For Sale**



**People Make Places**



**Craven Street, Strand WC2**

3 bedrooms | 2,002 sq ft

£1,750,000





Originally built by the Craven family in the late 1700's, 26 Craven Street is a beautiful example of Georgian architecture. Set over three floors, generous ceiling heights and a wealth of period details feature throughout, with three bedrooms, three bathrooms and three reception rooms.

#### What you need to know

- Three Bedroom Triplex
- Three Bathrooms
- Period Features
- High Ceilings
- Timber Floors
- Grade II Listed Building
- Quiet Location
- Leasehold - 997 years
- Service Charge £4,354 per annum
- Ground Rent £300 per annum





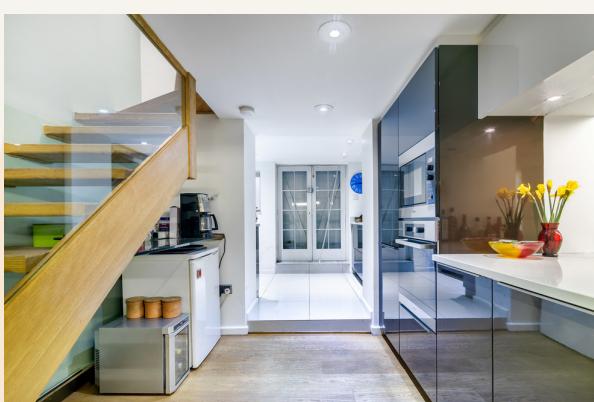
## Overview

This versatile apartment is arranged over three floors and offers three reception rooms, three bedrooms and three bathrooms. The raised ground floor features a grand double reception room which has a fantastic feeling of light, volume and space with period sash windows facing west over the street. Further period features include fireplaces, ceiling cornicing, and original timber floors. The space leads through to a separate study area perfect for home working.

The lower level is configured as two bedrooms with ample storage, the principal bedroom having access to a generous en-suite bathroom. There is a further study area which has been used as an occasional guest bedroom. This space leads to a private patio area which lends itself to outdoor dining.

A further floor is arranged as a large open plan living, dining and kitchen space, perfect for entertaining and family living.

The property has a storage room plus a useful secure storage

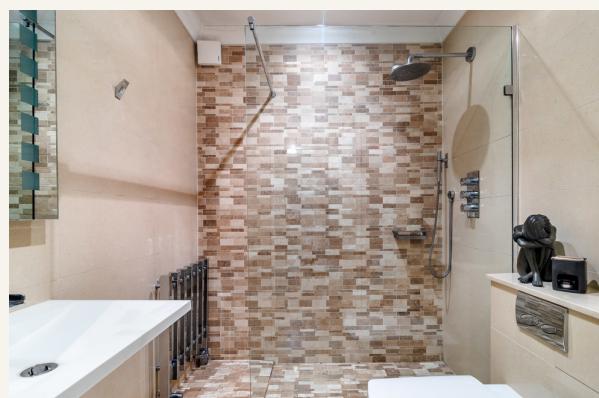


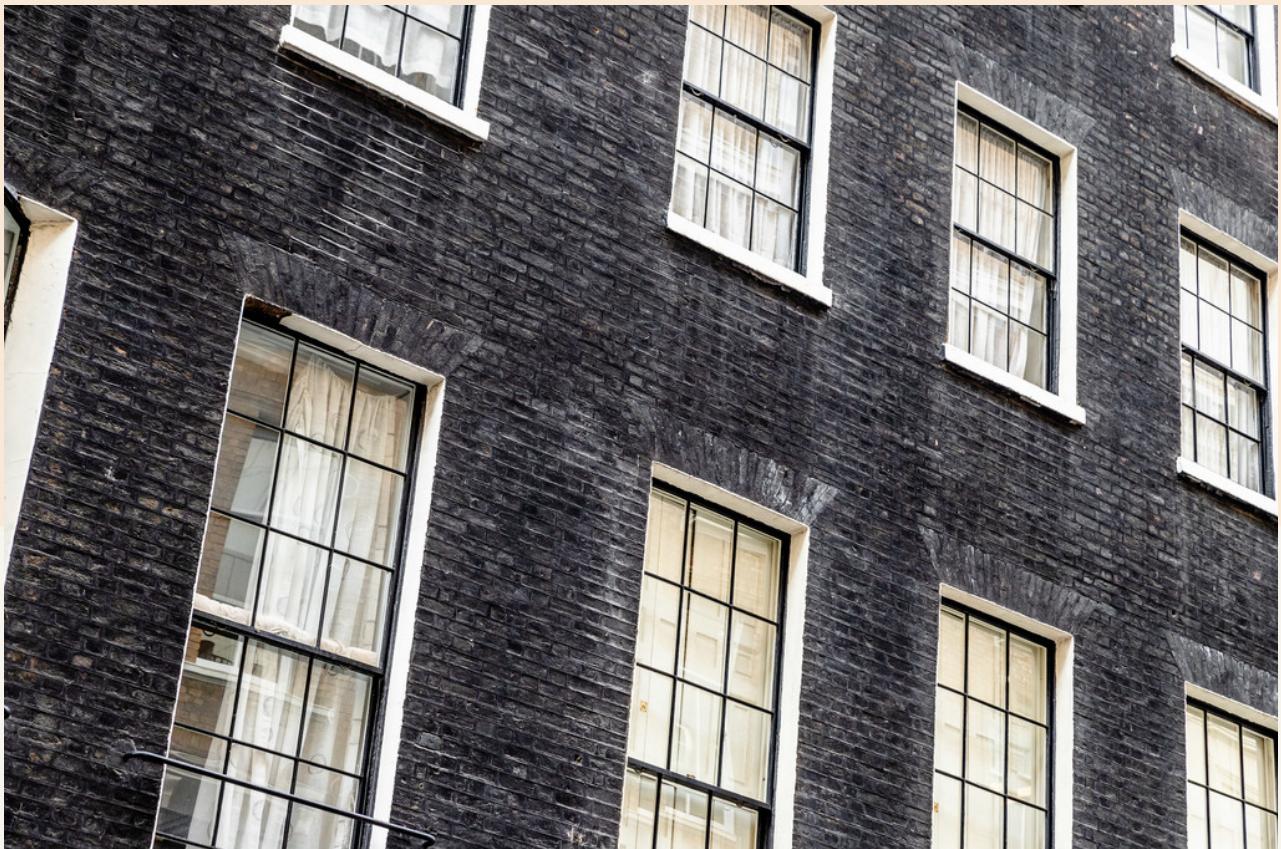
**Craven Street, Strand WC2**



vault which is located under the pavement at the front of the building.

Originally built by the Craven family in the late 1700's, 26 Craven Street is a beautiful example of Grade II Georgian architecture just moments from Trafalgar Square and the Strand. This tranquil street is also close to the green space of Embankment Gardens and St James's Park. There is easy access to restaurants, bars and theatres of Covent Garden plus Hungerford Bridge that leads into the buzzing South Bank across the River Thames. Transport links include Charing Cross (mainline and underground stations) and Embankment (underground station). Riverboat services are available locally at Embankment Pier.





**Craven Street, Strand WC2**

# People Make Places

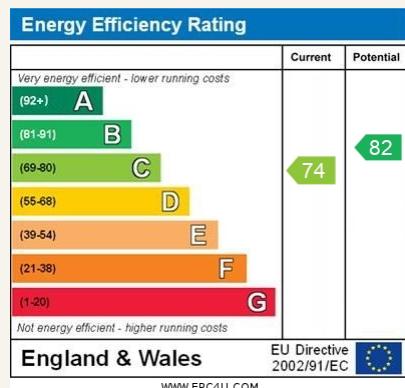
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We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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**.

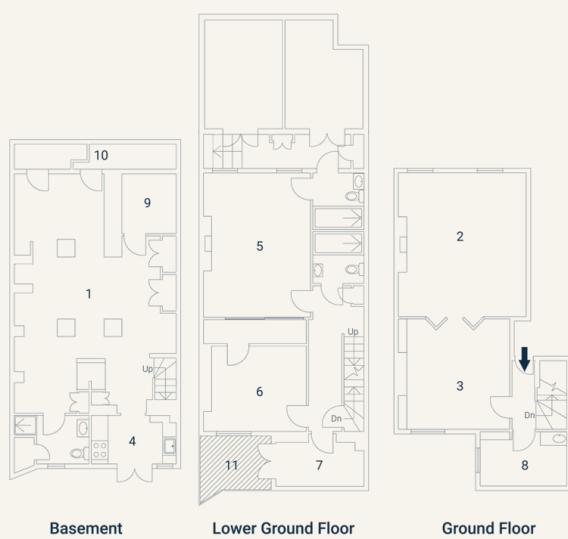
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Craven Street, WC2

Approximate Gross Internal Area 164 sq m / 2002 sq ft  
Excluding External Patio Of 7 sq m / 75 sq ft

1 Living / Dining 9.48 x 5.79M 31'1" x 18'9"	2 Living 5.09 x 4.09M 16'6" x 13'4"	3 Living 4.00 x 3.75M 13'1" x 12'3"	4 Kitchen 2.99 x 1.88M 9'8" x 6'1"	5 Bedroom 5.10 x 3.80M 17'0" x 12'6"	6 Bedroom 3.80 x 3.00M 12'6" x 9'8"	7 Study 3.15 x 2.40M 10'3" x 7'8"
8 Study 3.15 x 2.40M 10'3" x 7'8"	9 Storage 2.27 x 1.67M 7'4" x 5'4"	10 Wine Cellar 5.79 x 1.00M 18'9" x 3'2"	11 Patio 3.05 x 2.40M 10'0" x 7'8"			



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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