

tavistockbow

For Sale



People Make Places



Villiers Street, Strand WC2

2 bedrooms | 775 sq ft

£925,000





A charming south facing two bedroom flat overlooking Victoria Embankment Gardens and the River Thames. Situated on the first floor of Kipling House, a handsome Georgian building only moments from Covent Garden, Trafalgar Square and a short walk to the South Bank via nearby Hungerford Bridge.

What you need to know

- Lateral Two Bedroom Flat
- One Bathroom
- First Floor (with Lift)
- Separate Kitchen
- Overlooking Embankment Gardens
- South Facing
- Close to Major Tube & Train Stations
- Leasehold: 96 Years Remaining
- Service Charge: £6,618.24 per annum
- Ground Rent: £200.00 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 flat offers two bedrooms, one bathroom, a separate kitchen and a dual aspect living space directly overlooking both Victoria Embankment Gardens and





Villiers Street. 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.

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 it's 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 where it meets Aldwych to the East



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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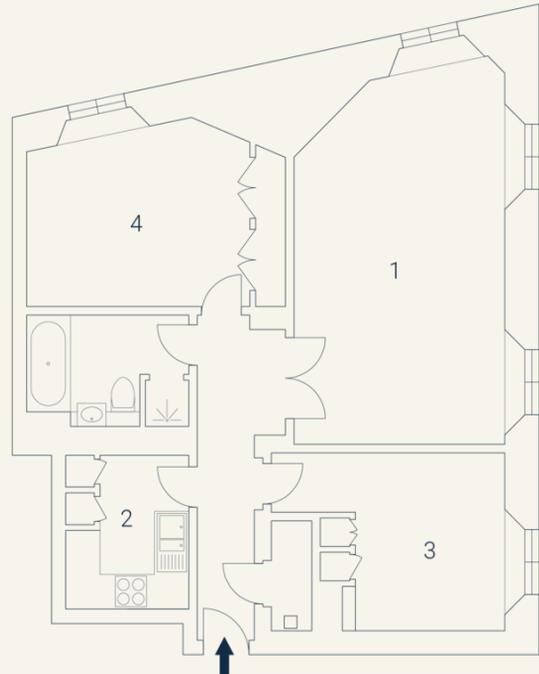
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Kipling House, WC2

Approximate Gross Internal Area 72 sqm/ 775 sq ft

First Floor

1 Living/ Dining 6.76 x 3.66M 22'2" x 12'	2 Kitchen 2.57 x 2.13M 8'5" x 7'	3 Bedroom 4.04 x 3.02M 13'3" x 9'11"	4 Bedroom 4.47 x 3.15M 14'8" x 10'4"
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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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