

For Sale



People Make Places



Craven Street, Strand WC2

2 bedrooms | 893 sq ft

£1,350,000





This stylish and modern two bedroom apartment is situated on the fifth floor of Aria House, a magnificent Grade II listed building that's home to London's prestigious Playhouse theatre and within walking distance to Victoria Embankment Gardens, great transport links and the River Thames.

What you need to know

- Two Bedroom Lateral Apartment
- Two Bathrooms
- Fifth Floor (lift access)
- Daytime Concierge
- Grade II Listed Building
- Quiet Residential Street
- Trafalgar Square Conservation Area
- Leasehold: 962 years remaining
- Service Charge: £5,793.48
- Ground Rent: 500 per annum



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Overview

A thoughtfully presented two bedroom, two bathroom lateral apartment situated within Aria House, a block purpose built in 1987 and positioned above the Playhouse Theatre, which was revived by Robin Gonshaw and Iain Mackintosh of Theatre Projects at the same time, and now offering a blend of modern comfort and rich theatrical heritage in the heart of London's West End.

This beautifully proportioned apartment features an elegant west facing reception room and kitchen area, an open-plan space boasting dual aspect windows, integrated appliances, and air conditioning. Off the central hallway are two double bedrooms, each with built-in storage. The principal bedroom benefits from a modern en-suite shower room, while a separate guest bathroom serves the second bedroom. The property features solid timber flooring throughout and a practical layout, ideal for both comfortable day to day family living and entertaining friends.

Residents benefit from lift access, a gated entrance, and a



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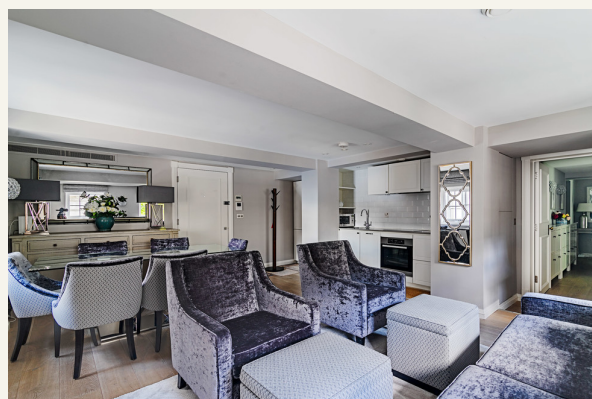


daytime concierge provides security and convenience.

Located just south of the Strand, this quiet street of predominantly handsome Georgian houses has been home to a number of notable historical figures, including Founding Father of the United States Benjamin Franklin and Herman Melville, author of Moby Dick. Positioned close to many iconic London landmarks including Trafalgar Square, Whitehall, Covent Garden and the River Thames, as well as the wonderful Victoria Embankment Gardens, one of central London's hidden gems.



In recent years Covent Garden has become a globally recognised centre for culture, retail, dining and entertainment, offering a unique and peerless mix of lifestyle attractions catering to both the domestic and international market.



Residents of Craven Street are perfectly positioned to travel and explore London on foot, with the West End, Mayfair, the South Bank, River Thames and many of London's wonderful parks and open spaces within easy reach, as well as the City of London and some of London's top educational institutions such as Kings



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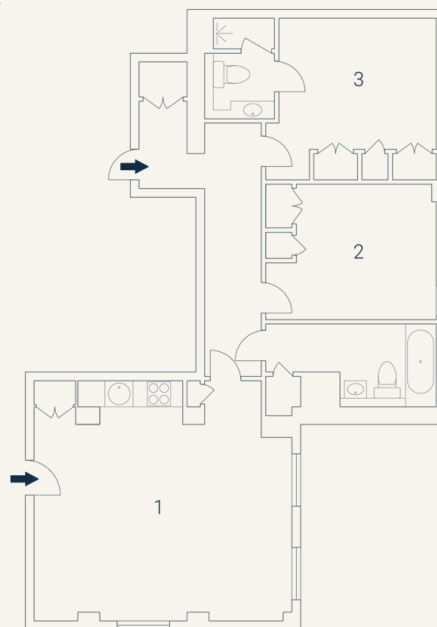
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Aria House, WC2

Approximate Gross Internal Area 83 sqm/ 893 sq ft

Fifth Floor

1 Living/ Dining/ Kitchen 5.90 x 5.29M 19'4" x 17'4"	2 Bedroom 3.85 x 3.10M 12'8" x 10'2"	3 Bedroom 3.48 x 2.67M 11'5" x 8'9"	4 Bedroom 3.70 x 3.60M 12'2" x 11'10"
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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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