



Strand, London WC2R

Guide price £2,250,000 Leasehold

 **JLL**



Description

Set on the 6th floor, this large apartment extends to 1433 sq ft and offers well-proportioned rooms with a luxury finish throughout.

A large dual aspect open-plan reception room offers a luxury kitchen suite with Miele appliances. With flowing natural light, this room leads on to a 3rd bedroom (or large study) with a full range of fitted storage units and access to an en-suite bathroom. The principal bedroom suite offers a range of wardrobes and access to a large family en-suite bathroom, and an additional bedroom, with fitted wardrobes, offers access to an en-suite shower room which can also be accessed off a welcoming hallway, with exceptional additional storage space.

Facilities of this popular London residence include video entry phone security, comfort cooling, underfloor heating, integrated touch panel lighting and a 24 hour concierge. The property is selling with one secured car parking space.

Ideally located for a host universities, this Grade II listed building is found on London's famous Strand, within easy reach of Covent Garden and the heart of the West End.

Leasehold 983 years (exp. 23/09/3009)

Ground Rent: Approx. £1,100 pa

Service Charge: Approx. £27,874 pa

Council Tax Band: H

EPC Rating: C



- Large 3 Bedroom apartment
- 3 En-suite Bathrooms
- Dual aspect reception room
- Smart home technology
- 24 Hour concierge

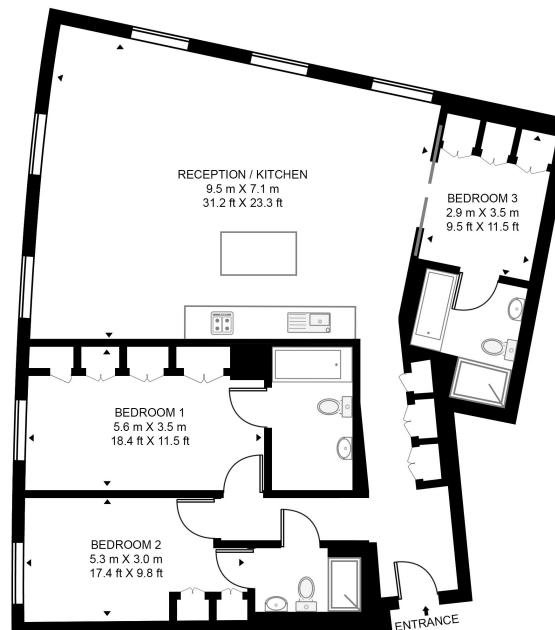
Secure car parking space
0.3 miles from Temple station
Approx. 1,433 sq ft / 133.1 sq m

Floorplan

1,433 sq ft | 133 sq m

MARCONI HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1433 SQ.FT (133.1 SQ.M)



SIXTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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