



Wren House, 190 Strand, London, WC2R 1AB
£2,500,000 (Subject To Contract)

› 2 Bedrooms › 2 Bathroom

TAVISTOCKBOW
RESIDENTIAL



- › 2 bedroom apartment
- › 2 bathrooms
- › Modern residential building
- › 24 hr concierge
- › Designated underground parking
- › Outside space
- › Resident facilities
- › Swimming pool
- › Gym
- › Golf simulator

Set on the first floor of this recently developed building, the apartment features a fantastic and spacious open plan reception room / kitchen with floor to ceiling glass doors that open up onto a wonderful west-facing terrace. The room features beautiful wood flooring and an impressive feature ceiling highlighted by superb lighting. The modern kitchen has been fully integrated and features top of the range Miele

appliances including wine cooler. The kitchen also benefits from excellent storage space and a breakfast bar. There are two spacious double bedrooms, both with in-built wardrobes and both feature impressive floor to ceiling windows allowing for an abundance of natural light to flood the rooms. The principal bedroom has the added benefit of an en suite bathroom with a separate walk in shower, and access to a well-sized balcony.

There is an additional shower room. The hallway accommodation also provides ample storage for the apartment. The development benefits from 24-hour concierge and lift access. The residents' facilities include: business suite, golf simulator and private cinema which are conveniently situated next to the grand main reception. The luxurious spa, pool, gym and studio spaces have been designed to the





highest possible standards. The apartment also comes with a designated secure underground parking space.

190 Strand is in an area of central London internationally acknowledged as the Capital's theatre and cultural heartland close to the River Thames. This area also contains some of London's most iconic landmarks, including the National Portrait Gallery, Somerset House, The West End, Covent Garden, The Strand, The Royal Opera House, The National Gallery, London Transport museum and the Royal Courts of Justice which can be seen from the master bedroom balcony. 190 Strand overlooks Sir Christopher Wren's Grade I-listed St Clement Danes church, and is flanked by the Courtauld Gallery, Somerset House and two of the world's finest universities - King's College 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.

WHAT WE LOVE

- 2 good sized bedrooms
- 2 bathrooms
- Large terraces
- 24 hour concierge
- Extensive facilities.

WHAT YOU NEED TO KNOW

- Annual service charge £16,000
- Ground rent £1,500
- Westminster band H
- Council tax £1,824.10
- Lease 989 years.

Floorplan

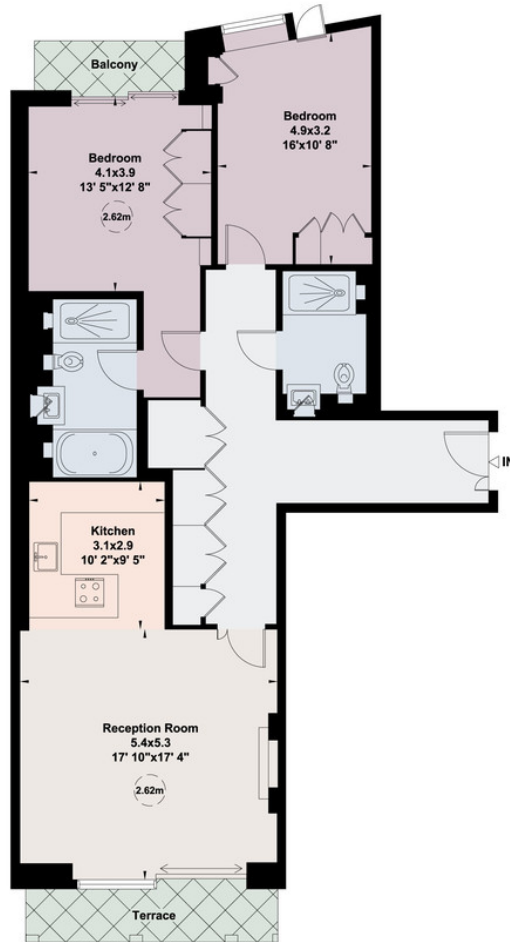
Wren House, 190 Strand, WC2

Gross internal area (approx.)

112 Sq m (1208 Sq ft)

For identification only, Not to Scale

capital 020 8671 7722



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

EPC

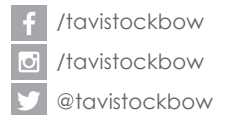
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		

About Us

Tavistock Bow is an independent residential agency based in Covent Garden. We are niche, boutique, creative, knowledgeable, professional and approachable. We love what we do and that's why we do it.

Contact Us

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