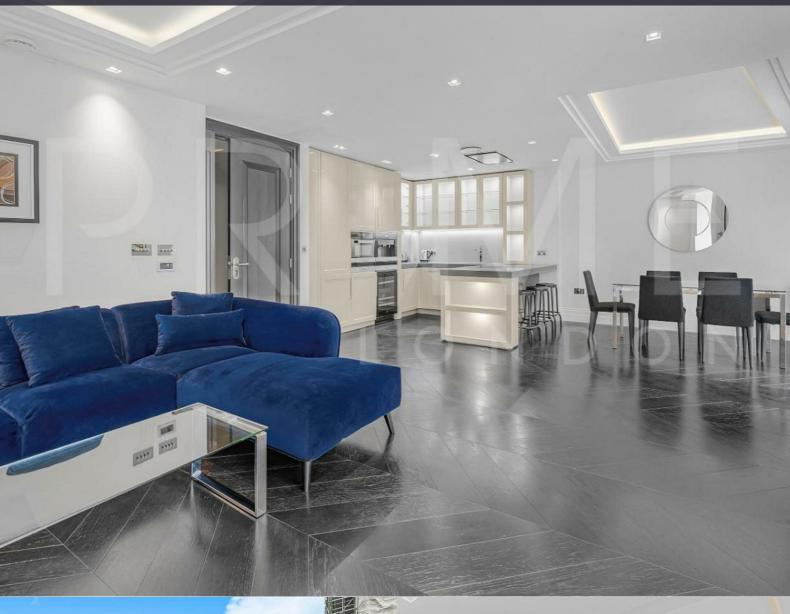
## PRIME





**Clement House** 190 Strand, WC2R 1AB Asking Price £2,980,000



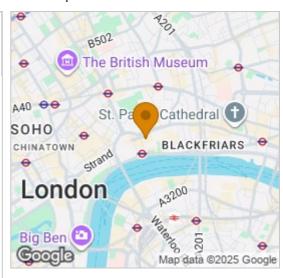




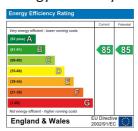


Floor Plan Area Map





## **Energy Efficiency Graph**



## Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Duplex apartment
- Spanning two floors
- Secure Parking
- 1,395 sq ft (129.5 sqm)
- Residents' pool, spa, cinema room and golf simulator
- 24 hour concierge



This beautifully designed two bedroom duplex apartment, located within the prestigious 190 Strand development and with secure parking, is available for sale through Prime London.

Spanning 1,395 sq ft (129.5 sqm), the property offers a generous open plan reception and kitchen area, flooded with natural light. The kitchen is sleek and contemporary, fitted with high quality appliances.

The apartment features two well proportioned double bedrooms, both with en-suite bathrooms and excellent storage. A guest cloakroom is conveniently positioned on the lower level.

Residents of 190 Strand enjoy access to world class amenities, including a 24 hour concierge, private swimming pool, gym, sauna and steam facilities, treatment rooms, a cinema, golf simulator, and residents' business and leisure suites.

Perfectly positioned on the Strand, the development is moments from the River Thames, Somerset House, and Covent Garden. The location is internationally renowned for its theatres, shopping, dining, and cultural landmarks, with excellent transport connections across London.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.