



Marconi House

335 Strand, WC2R

Asking Price £2,680,000

Imagine stepping into your own sanctuary high above the Strand, where dual aspect windows flood your home with natural light throughout the day. This isn't just another city apartment – this is one of the brightest residences in the building, a rare gem where sunlight dances across premium finishes and creates an atmosphere of warmth and possibility.

Picture yourself hosting intimate dinners in your open-plan reception area, where conversation flows as freely as the light. The modern kitchen, appointed with integrated appliances, becomes the heart of your home – a space where morning coffee rituals and weekend cooking adventures come naturally. Each of the three generously sized bedrooms offers its own private sanctuary, complete with built-in storage and the luxury of en-suite bathrooms finished to impeccable standards.

CHESTERTONS



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This is where the art of city living meets everyday comfort. State-of-the-art video entry-phone security gives you peace of mind, while integrated touch-panel lighting and comfort cooling adapt to your lifestyle. The Denon surround sound system transforms ordinary evenings into extraordinary experiences. Your dedicated 24-hour concierge service ensures that whether it's accepting deliveries, arranging reservations, or handling any request, support is always at hand – adding that final layer of luxury and convenience to your lifestyle.

Step outside and discover why this location is truly unmatched. Temple and Holborn stations lie just 0.2 miles away, connecting you effortlessly to the entire city. Yet you're already in the heart of it all – Covent Garden's theatre lights, Leicester Square's energy, Somerset House's cultural treasures, and the Thames riverside walks are all moments from your door. This is London as it was meant to be lived.



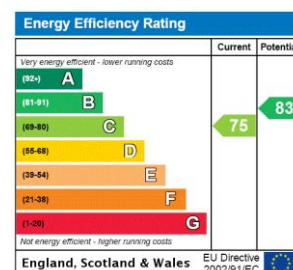
For professionals, Kings College, LSE, and numerous universities are on your doorstep. For epicureans, world-class dining awaits at every turn. For those who appreciate the finer things, you're already home.

What truly sets this residence apart? Two secure underground parking spaces in Zone 1 London – an extraordinary rarity that transforms city living from compromise into convenience. While others navigate the complexities of urban parking, you simply arrive home.

The 5th floor position with lift access strikes the perfect balance – elevated enough for remarkable light and quietude, yet effortlessly accessible. The plush carpeted bedrooms create a sense of calm retreat from the city's energy below.

Fully furnished to the highest standards, this residence is ready to embrace you from day one. No waiting, no compromise – simply bring yourself and begin the next chapter of your London story.

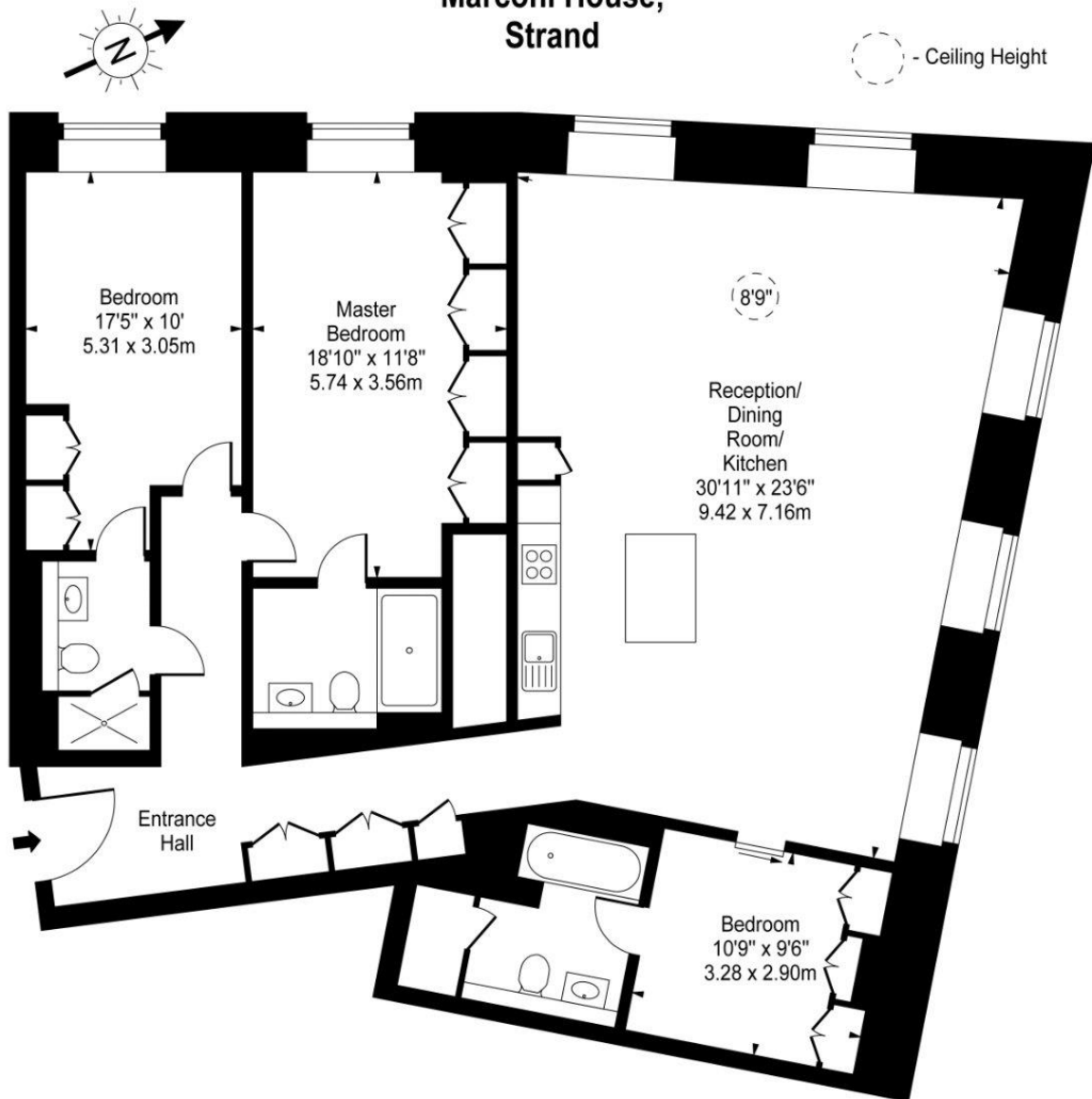
Tenure: Leasehold 985 years
Service Charge: £20,000 per annum
Ground Rent: £550 per annum
Local Authority: Westminster
Council Tax Band: H



Chestertons Covent Garden Lettings

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Marconi House, Strand



Fifth Floor

Approx Gross Internal Area **1544 Sq Ft - 143.44 Sq M**

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 010279K

