



CRAVEN STREET

Embankment WC2N



# STYLISH LIVING IN THE HEART OF LONDON

A wonderful three bedroom apartment situated in an attractive period property on Craven Street.



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EPC

C



Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of Freehold, approximately 972 years remaining

Ground rent: £300 per annum, reviewed every year, next review due 2026

Service charge: £4,354 per annum, reviewed every year, next review due 2026

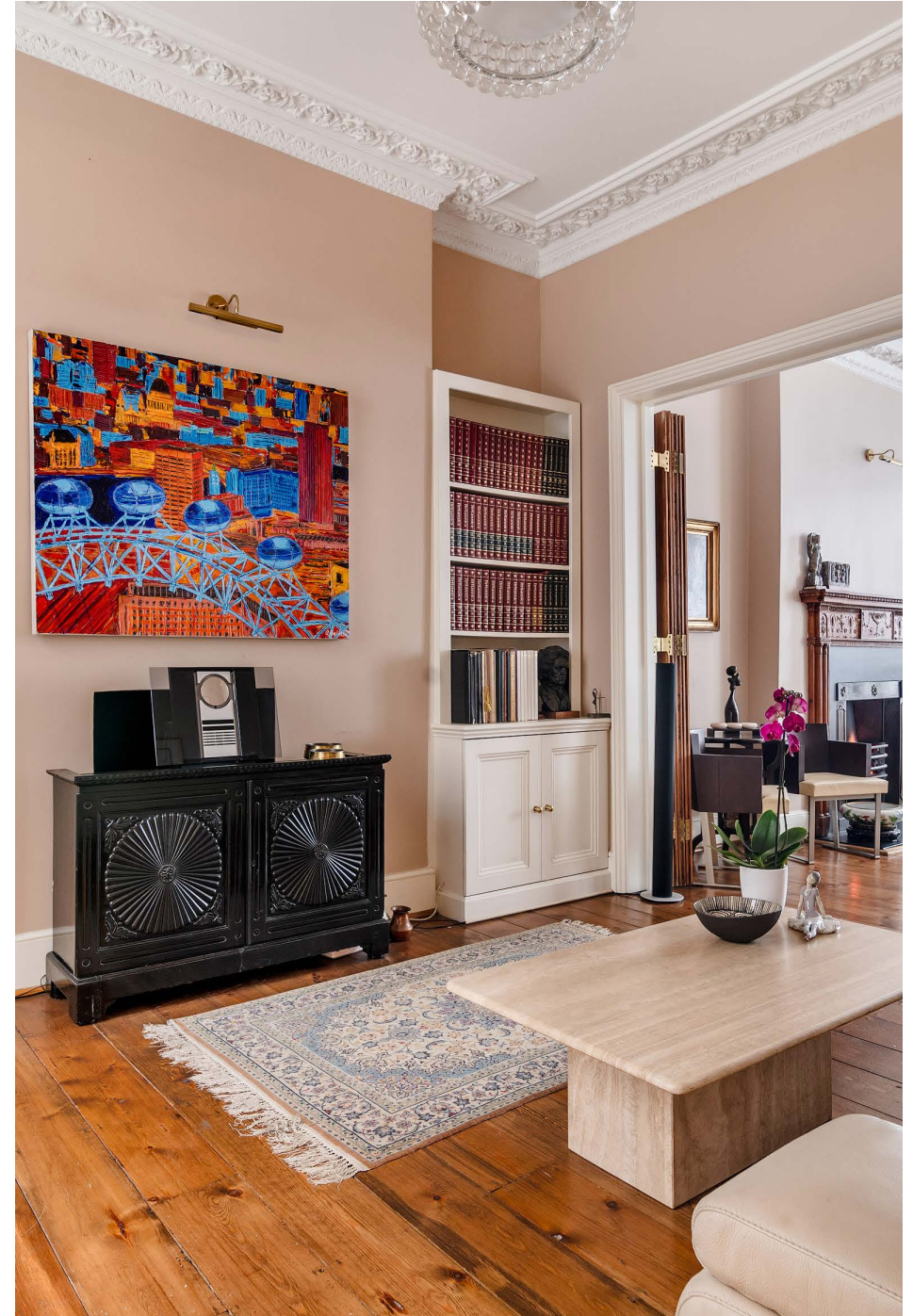
Guide price: £1,750,000



## CRAVEN STREET, EMBANKMENT WC2N

The apartment offers versatile and generous accommodation extending in excess of 2,000 sq ft and situated over three floors.

The double reception room is presented beautifully with great ceiling heights and wonderful period features throughout, including an original fire place, cornicing detail and wooden flooring. The large sash windows and dual aspect help provide an abundance of natural light. Also located conveniently just off the main reception room is a study area.







There are two generous double bedrooms located on the lower ground floor. The principal bedroom benefits from an en-suite bathroom with ample built-in storage and the second bedroom has use of the family bathroom. A further bedroom is situated at the rear which could be used as a study area or an additional guest bedroom. This space leads to a private patio which would be perfect for outdoor dining and entertaining.

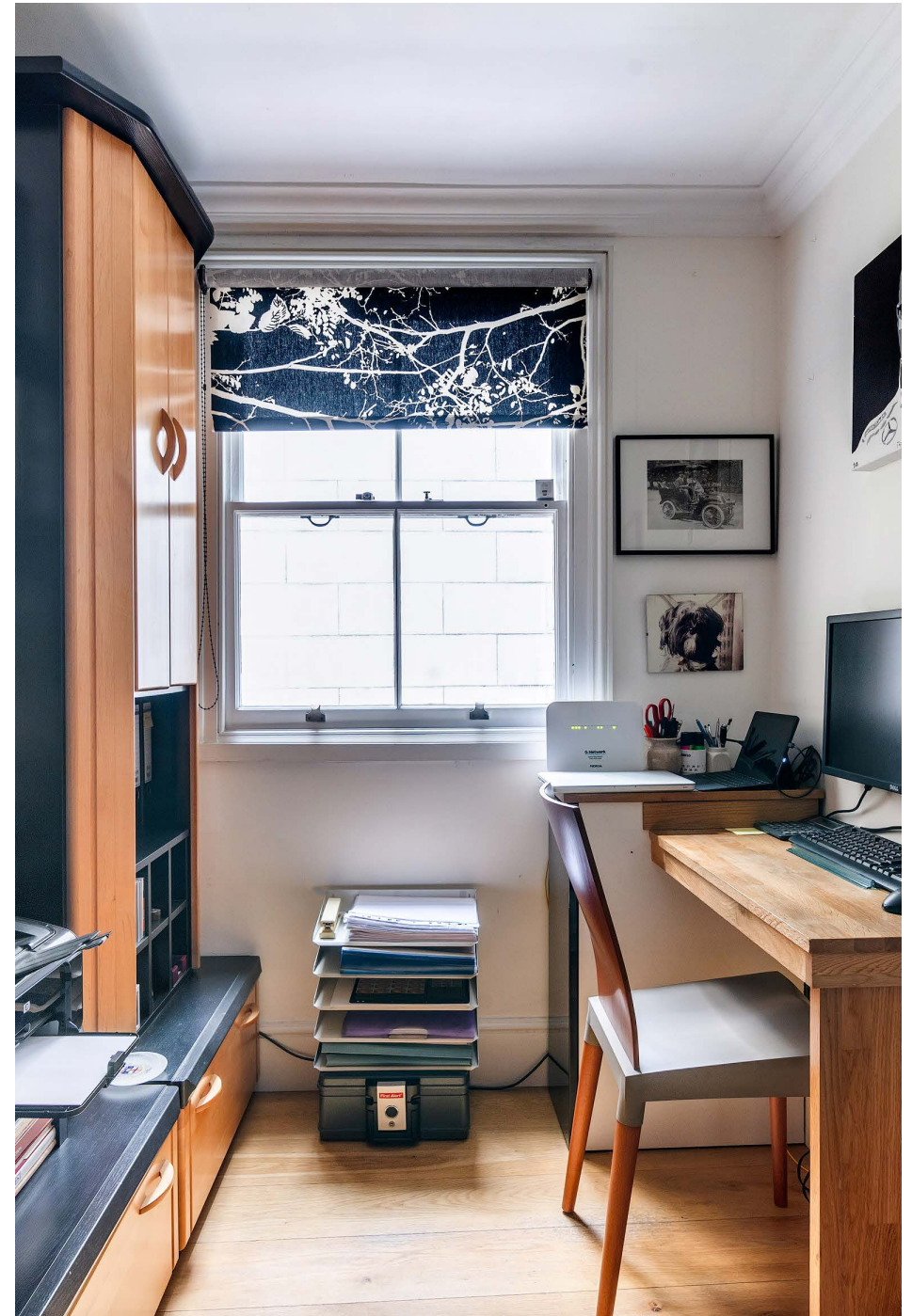
The modern kitchen, spacious dining area and further reception space is located on the basement level. There is also ample storage throughout the property with an additional secure storage vault located beneath the pavement at the front of the property.



# THE BEST OF LONDON AT YOUR DOORSTEP

Situated moments from Trafalgar Square and Piccadilly Circus, 26 Craven Street is a beautiful example of Grade II Georgian architecture and was originally built by the Craven Family in the late 1700's. This is a peaceful street located close to the generous green spaces of Embankment Gardens and St James's Park.

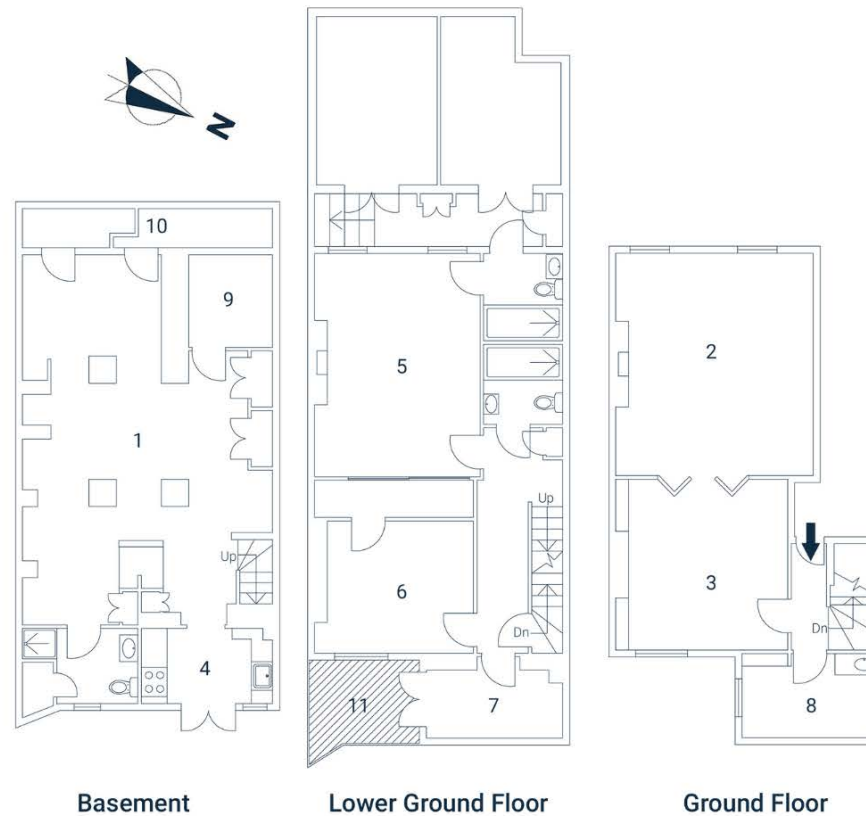
There is easy access to restaurants, bars and theatres of Covent Garden plus Hungerford Bridge that leads into the buzzing South Bank across the River Thames. Transport links include Charing Cross (mainline and underground stations) and Embankment (underground station). River Boat services are available locally at Embankment Pier.







1 Living / Dining 9.48 x 5.79M 31'1" x 18'9"	2 Living 5.09 x 4.09M 16'6" x 13'4"	3 Living 4.00 x 3.75M 13'1" x 12'3"	4 Kitchen 2.99 x 1.88M 9'8" x 6'1"	5 Bedroom 5.10 x 3.80M 17'0" x 12'6"	6 Bedroom 3.80 x 3.00M 12'6" x 9'8"	7 Study 3.15 x 2.40M 10'3" x 7'8"
8 Study 3.15 x 2.40M 10'3" x 7'8"	9 Storage 2.27 x 1.67M 7'4" x 5'4"	10 Wine Cellar 5.79 x 1.00M 18'9" x 3'2"	11 Patio 3.05 x 2.40M 10'0" x 7'8"			



**Basement**

**Lower Ground Floor**

**Ground Floor**

Approximate Gross Internal Area = 164 sq m / 2,002 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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