



## MILFORD HOUSE

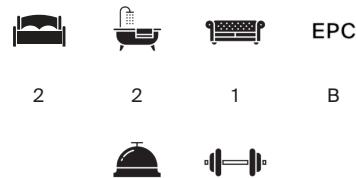
STRAND WC2R





# A TWO BEDROOM APARTMENT WITH A PRIVATE BALCONY

The development is finished to an exceptionally high standard and offers the residents 24/7 concierge, business lounge, only residence gym, spa, cinema and swimming pool.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, 986 years and 9 months remaining

Ground rent: £1,313.08 reviewed every 5 years, next review due 2030

Service charge: £15,796.86 per annum, reviewed annually, next review due 2026

**Guide Price: £2,295,000**





## SUPERBLY FINISHED, IN THE HEART OF CENTRAL LONDON

The apartment is situated on the second floor, with a lift, and comprises a stylish reception room with direct access to the large balcony, an open plan kitchen with integrated appliances and a separate utility room.

The principal suite is a generous size, with an extensive range of fitted wardrobes and en suite bathroom. There is also a second double bedroom, which has use of the second shower room. The property also benefits from access to a double height storage room (4.5m ceiling height) and private parking space.

The apartment is moments away from the River Thames, Covent Garden and Trafalgar Square. Local transport links include Temple Station and Charing Cross Station.





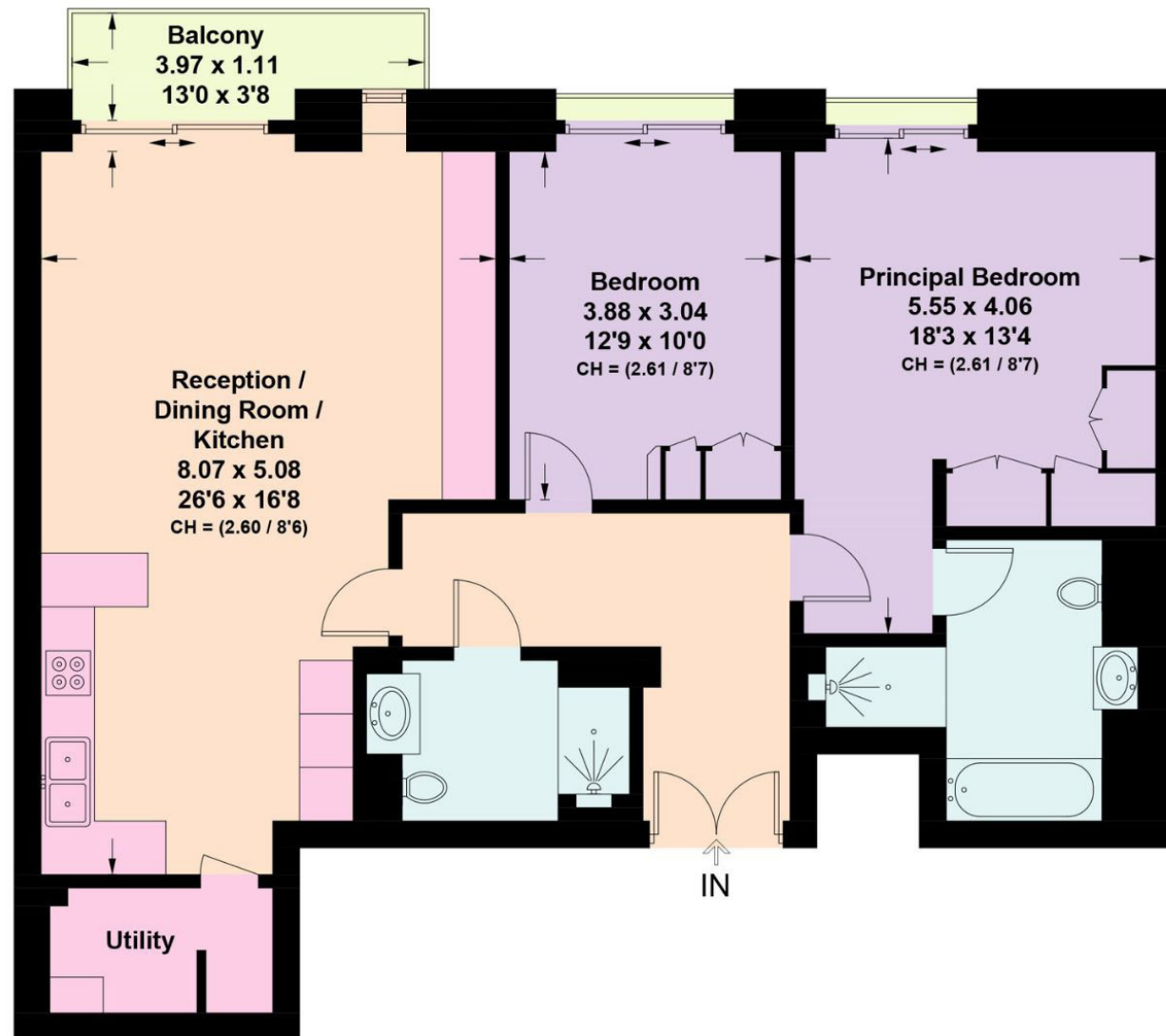






No Smoking  
Please do not  
smoke in the  
building  
8.30 am - 9.30 pm





**Second Floor**

Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft  
Storage = 11.6 sq m / 125 sq ft (4.5m ceiling height)



**Basement Level 3**

(Not Shown In Actual  
Location / Orientation)



**Basement Level 4**

(Not Shown In Actual  
Location / Orientation)

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.

**Kimberley Pratt**  
+44 20 3892 3578  
kimberley.pratt@knightfrank.com

**Knight Frank Mayfair**  
Office 305, Berkeley Square House,  
London W1J 6BD

**knightfrank.co.uk**

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