





Asking Price £2,300,000

# Wren House

190 Strand, WC2R 1AB

- Exceptional apartment
- Secure Underground Parking
- Residents' gym, pool, spa and cinema
- 1,008 sq ft (93.6 sqm)
- Full length terrace
- 24 hour concierge

This exceptional two bedroom apartment, located within the highly prestigious 190 Strand development, is available for chain-free sale through Prime London.

Totalling 1,008 sq ft (93.6 sqm), the property offers a beautifully proportioned open-plan reception and fully fitted kitchen, complete with integrated appliances and enhanced by delicate, bespoke finishing touches that elevate it beyond the original developer's specification. Floor-to-ceiling windows ensure an abundance of natural light, further complemented by comfort cooling throughout for year-round comfort.

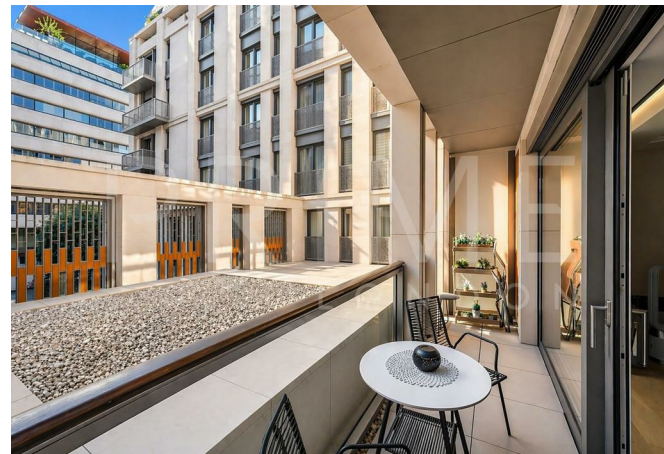
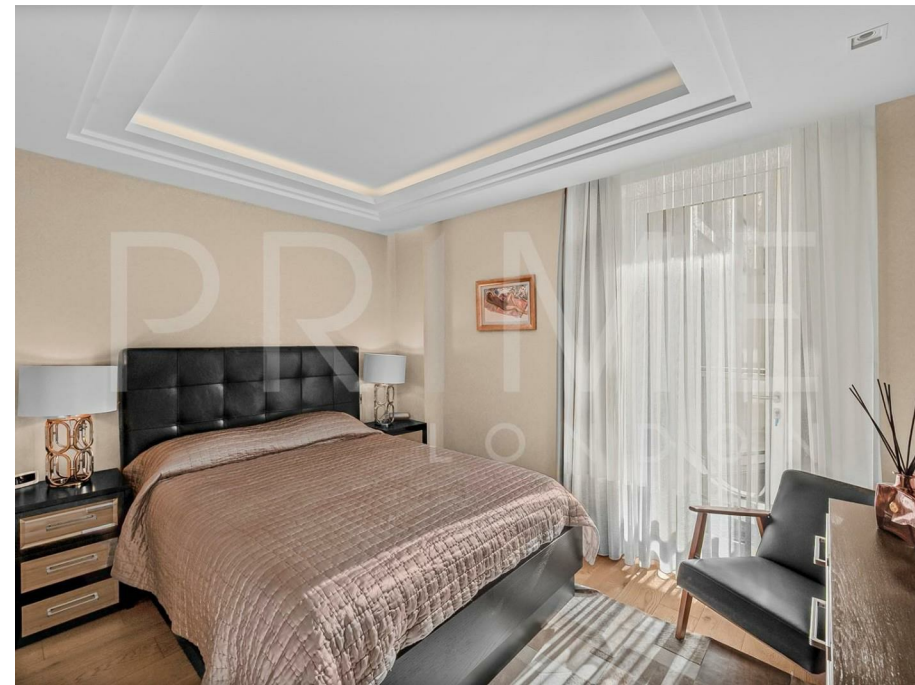
A true standout feature is the expansive west-facing private terrace, which runs the full length of the apartment and is accessible from every room. As one of the largest terraces available to any two bedroom apartment within the development, it provides an exceptional outdoor entertaining space and a rare level of indoor-outdoor living, perfect for enjoying afternoon and evening sun.

Both bedrooms are generously sized, with the principal suite benefiting from built-in wardrobes and a luxurious en suite bathroom, complete with both a bathtub and a walk-in shower. A second well-appointed bathroom serves the additional bedroom.

The property further benefits from secure underground parking and is available with the option to purchase fully turn-key, offering a seamless, ready-to-move-into home.

Residents of 190 Strand enjoy a range of world-class amenities, including a private gym, swimming pool, spa, cinema room, and 24 hour concierge service.

Ideally positioned in the heart of Covent Garden, the apartment is moments from some of London's finest restaurants, cafés, and boutiques. Excellent transport links are nearby, with Temple Station, Embankment Station, and Charing Cross Station all within a short walk, providing easy access across the city.







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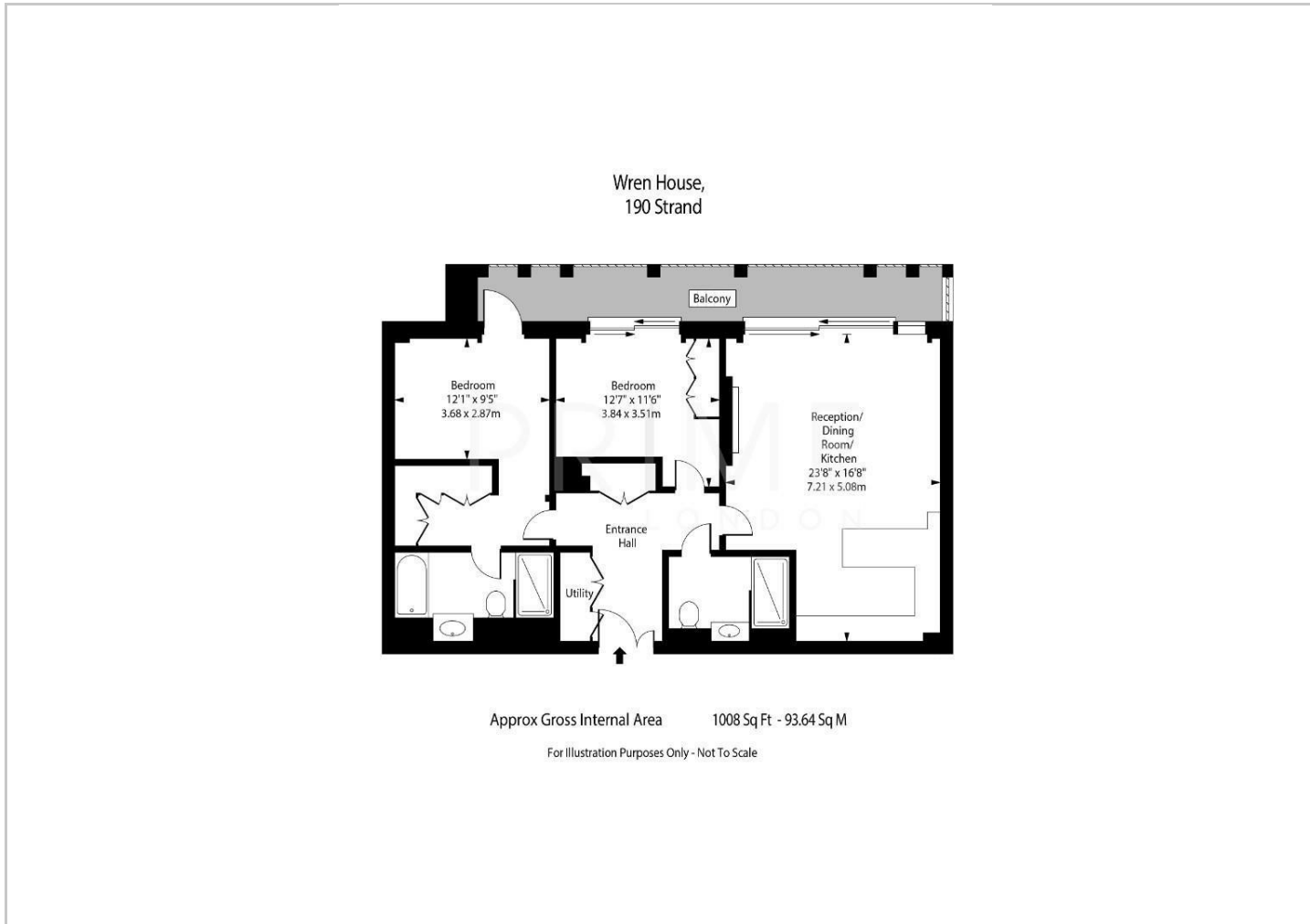
CURO

Organic Coffee

Whole Food

REI MANAGER

## Floor Plans



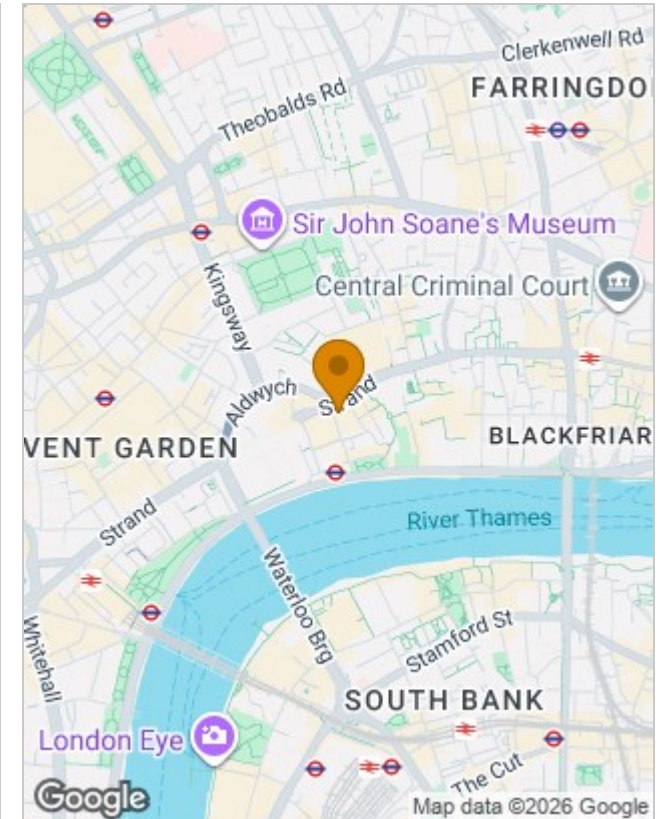
## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	