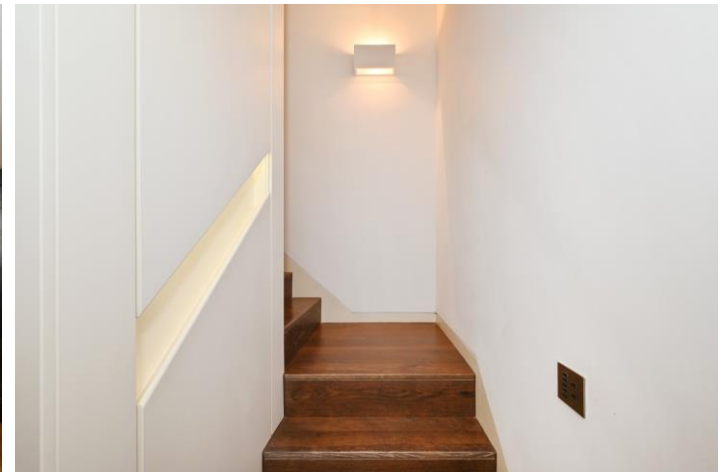




Strand, WC2R
Offers In Excess of: £1,800,000, Leasehold

Anderson//Rose





**Offers In Excess of:
£1,800,000**

Leasehold of 989 years remaining

Service Charge: £21,000 per annum

Ref PCL240035

Strand, WC2R

This is a fantastic opportunity to acquire a stunning apartment set on the first and second floors of a truly unique mansion block in an amazing location.

The property has been finished to an extremely high standard with integrated speakers, A/C and Lutron lighting throughout, all controlled via a centralised Creston touch pad system. Focused around an exceptional reception/dining and living room with double height ceiling volumes and an enormous window which fills the room with an abundance of natural daylight, the open plan kitchen with state of the art appliances and a breakfast bar, The principal bedroom suite with walk-in wardrobes, two further good sized bedrooms with plenty of wardrobes, a family bathroom, a guest cloakroom and a

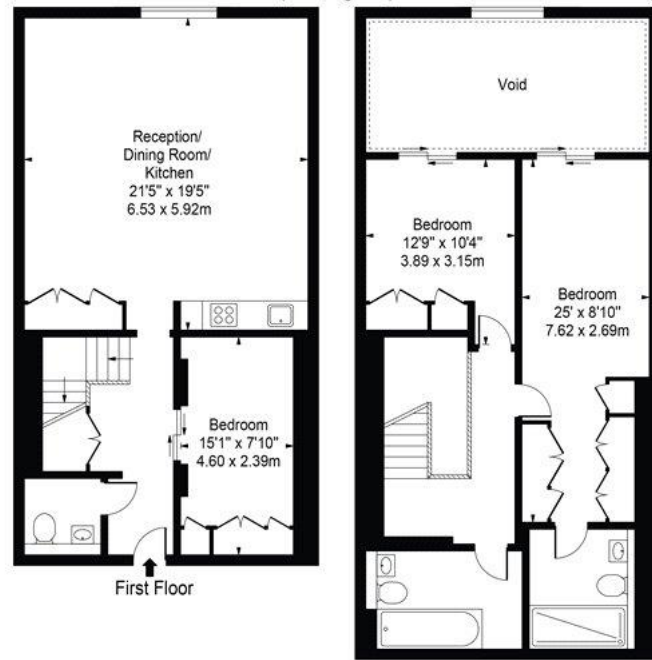
storage cupboard. The property further benefits from the buildings 24-hour concierge and passenger lift services, an allocated parking space in the basement of the building, and a long-term lease.

Marconi House quite literally opposite Somerset House is a grand mansion building which was designed by famous architect Richard Norman Shaw back in the early 1900's and is situated in the heart of the Strand. The landmark that is Covent Garden is just around the corner with its array of shops, bars, restaurants and of course Theatres. Temple, Holborn & Waterloo are also nearby giving you even more options of amenities. Temple, Covent Garden, Leicester Square & Charing Cross Tube stations are all close by, providing a simple commute across the capital.

Marconi House

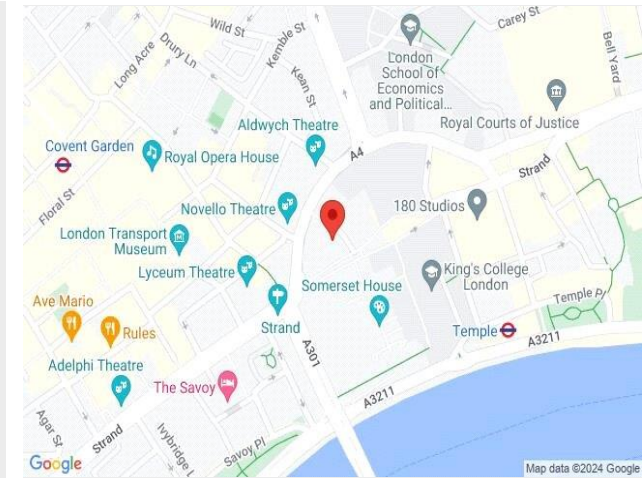
Approx. Gross Internal Area 1383 Sq Ft - 128.48 Sq M N

(Excluding Void)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.