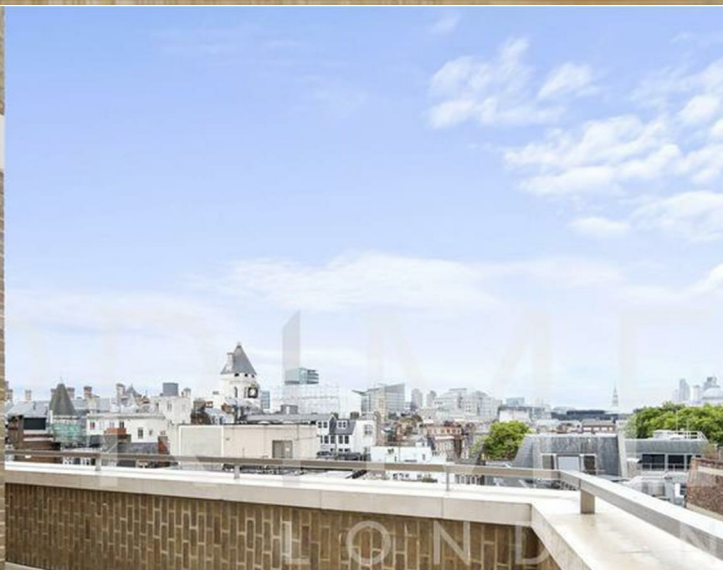




Wren House

190 Strand, WC2R 1AB

Asking Price £5,450,000



WREN HOUSE, 196 THE STRAND
APPROXIMATE GROSS INTERNAL AREA
2,343 SQ FT / 217.7 SQ M

Floor plan details:

- RECEPTION/ KITCHEN: 36'5" x 21'0" (11.1 x 6.4M)
- BEDROOM: 19'1" x 17'0" (5.8 x 5.2M)
- BEDROOM: 14'11" x 13'11" (4.6 x 4.2M)
- BEDROOM: 16'4" x 10'6" (5.0 x 3.2M)
- BEDROOM: 14'9" x 11'0" (4.5 x 3.4M)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

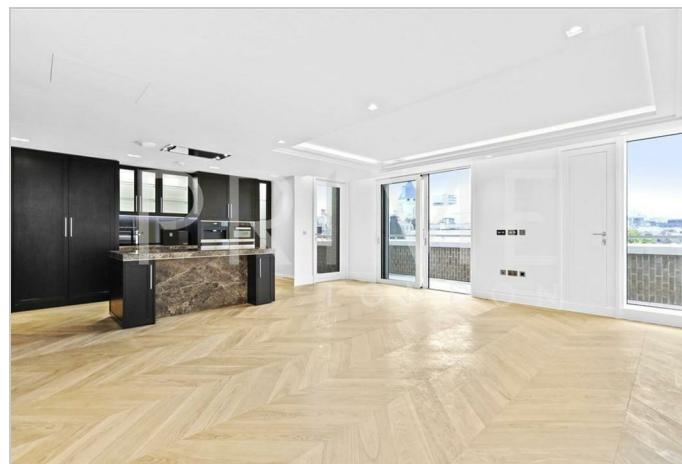
England & Wales EU Directive 2002/91/EC

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Premium four bedroom ■ 2,343 sq ft / 217.7 sq m apartment
- Chain free sale ■ Secure underground parking
- State of the art gym and ■ 24 hour concierge service swimming pool/spa



The property also comes with secure parking. This elite style property comes with a parking space and is finished to the highest specification. The property comprises a spacious entrance hall, a large open-plan reception room with access to the full length wrap around private balcony, dining area, and a smart kitchen with Miele integrated appliances. The property further comprises four substantial double bedrooms (primary with dressing area), three luxury bathrooms, and a separate WC. The property also features comfort cooling, solid parquet wood flooring, and a laundry closet. 190 The Strand benefits from a five-star 24 hour concierge service, resident's private cinema, state of the art gym and swimming pool/spa.



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