



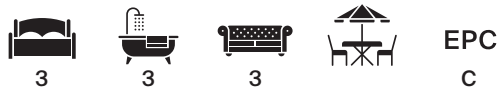
Craven Street, London WC2N



Craven Street

London WC2N

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 mid 1700's. This is a peaceful street located close to the generous green spaces of Embankment Gardens and St James's Park.



Offers in excess of: £2,000,000

Tenure: Leasehold: approximately 972 years remaining

Service charge: £4,354 per annum, reviewed every year, next review due 2025

Ground rent: £300 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: G







Description

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.

Location

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.





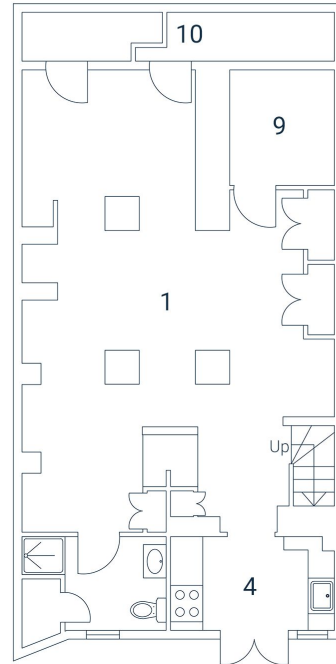


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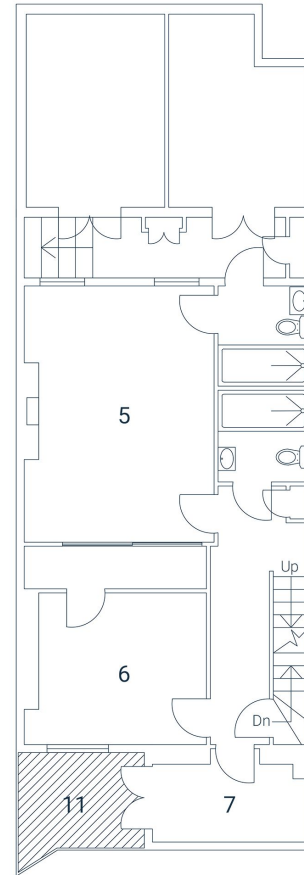
Approximate Floor Area 164 sq m / 2002 sq ft



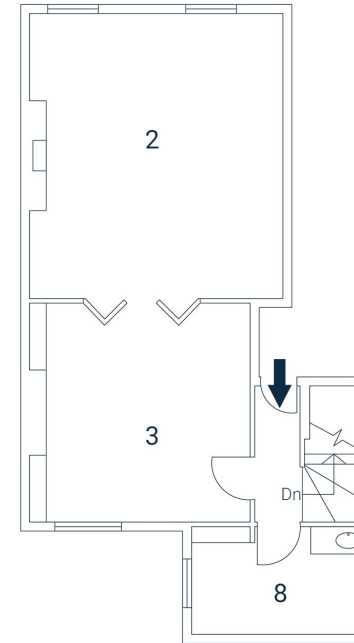
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Basement



Lower Ground Floor



Ground Floor

Knight Frank
Mayfair
120a Mount Street
London W1K 3NN

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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