



Clement House, Strand **WC2R**

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# Clement House, Strand **WC2R**

A stunning studio flat on the third floor of Clement House benefitting from a fully fitted kitchen, spacious living area and modern bathroom. Clement House is a luxurious development by St Edward Homes at 190 Strand. The development benefits from 24 hour concierge, a beautiful spa with swimming pool and gym, and a business suite. 190 Strand is in an area of central London internationally acknowledged as the Capital's theatre and cultural heartland close to the River Thames.



**Guide price:** £1,000,000

**Tenure:** Leasehold: approximately 989 years remaining

**Service charge:** £4,000 per annum, reviewed annually

**Ground rent:** £500 per annum, reviewed annually

**Local authority:** City of Westminster

**Council tax band:** F





## Location

In the heart of central London, the apartment is moments away from the River Thames, Covent Garden and Trafalgar Square, as well as being within a mile of the famous National Gallery. The vibrant Covent Garden Piazza provides a variety of restaurants, hotels and boutiques, offering fantastic entertainment value.

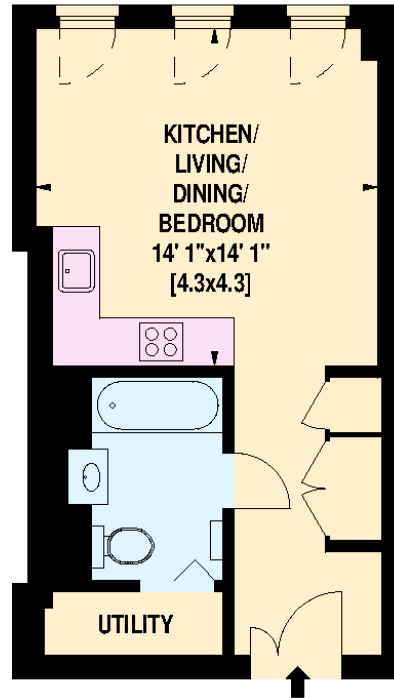
Local transport links include Temple Underground Station (0.1 mile), and Charing Cross Station (0.6 miles), offering extended rail links across the Southeast.



# CLEMENT HOUSE, WC2

**Approximate Gross Internal Floor Area  
33 sq m / 355 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.



## THIRD FLOOR

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I 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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Particulars dated November 2022. Photographs and videos dated October 2022.

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