



Clement House, Strand, London WC2R

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# Location

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The area contains some of London's most iconic landmarks, including the National Portrait Gallery, Somerset House, The West End, Covent Garden, The Strand, The Royal Opera House, The National Gallery, London Transport Museum, and the Royal Courts of Justice which can be seen from the principal bedroom balcony.

Excellent local transport links include Temple Underground Station (0.1 miles) for the Circle and District Lines, Covent Garden Underground Station (0.6 mile) for the Piccadilly Line, and Holborn Underground Station (0.6 miles) for Central and Piccadilly Lines. All distances are approximate.



**Guide price:** £13,500,000

**Tenure:** Leasehold: approximately 987 years remaining

**Service charge:** £63,500 per annum, reviewed every year, next review due 2025

**Ground rent:** £2,040 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** H



An exquisite penthouse apartment offering unparalleled luxury and sophistication in one of London's most sought-after developments





This expansive penthouse apartment resides within 190 Strand, St. Edward's flagship development, complete with 24-hour concierge, underground secure parking, spa, swimming pool and business suite.



The esteemed cornerstone development is nestled in the vibrant heart of London's West End and showcases a world of elegance with an excellent layout designed for modern living by world-renowned interior designer Jane Lamond Design.

The apartment boasts a spacious open plan living area, seamlessly blending into a state-of-the-art kitchen with top of the range Miele and Gaggenau appliances. Floor-to-ceiling windows flood the space with natural light, highlighting the impeccable finishes and high-end materials used throughout.

An outstanding feature of this stunning penthouse is the expansive wrap-around terrace. Enjoy panoramic views of the London skyline, perfect for alfresco dining, relaxing, or hosting lavish gatherings. This outdoor space provides a tranquil retreat in the heart of the city, offering a seamless extension of the living area.





Each bedroom is a sanctuary of comfort, featuring bespoke built-in wardrobes and luxurious en suite bathrooms with beautiful marble throughout.



The principal bedroom suite is a true haven, complete with a private terrace section, providing a serene escape with stunning views.







**Approximate Gross Internal Floor Area**  
**431.4 sq m / 4,643 sq ft**  
**(Terrace area: 229.3 sq m / 2,468 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.



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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 September 2024. Photographs and videos dated September 2024.

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