



Strand, Westminster, WC2R 1AB

Guide Price £12,000,000 Freehold

Introducing Strand...

A standout feature is the wrap-around terrace, offering panoramic views of the London skyline, perfect for outdoor dining and entertaining. The bedrooms are luxurious sanctuaries with bespoke wardrobes and marble en-suite bathrooms. The principal suite includes a private terrace section with stunning views.

Residents enjoy exclusive amenities such as a private cinema, gym, luxurious pool, and relaxing spa.





Welcome to Westminster...

190 Strand, in central London's cultural hub near the Thames, is surrounded by landmarks like the National Gallery, Covent Garden, and the Royal Opera House. The penthouse overlooks St Clement Danes church and is close to King's College and LSE.

Transport links include Temple (0.1 miles), Covent Garden (0.6 miles), and Holborn stations (0.6 miles). Distances are approximate.

- Open plan living / dining room
- Principal bedroom suite with walk-in dressing room
- Three further bedroom suites
- Kitchen
- Large wrap-around terrace
- 24 hour porter
- Lift access
- Gym, pool, spa and wellness facilities
- Golf simulator
- EPC Rating = C

Strand





Strand





CLEMENT HOUSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 4183 SQ FT - 388.64 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 16 SQ FT - 1.38 SQ M



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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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			
EU Directive 2002/81/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/81/EC			

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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