



Marconi House, 335 Strand, London, WC2R



£2,825,000 Leasehold

Oudini Estates are delighted to offer a luxuriously designed property arranged as a three bedroom apartment set within Marconi House.

Situated on one of London's most exemplary historic addresses, The Strand WC2, the apartment is superbly located moments from Covent Garden and the Royal Opera House, minutes from Theatreland and Leicester Square - and within a mile of London's most exclusive shopping streets.

The Property Comprises of three double bedrooms (all carpeted), three bathrooms benefitting from under floor heating, open plan lounge with a generous dining area, a designer open-plan kitchen with stone worktops and a secure underground parking.

This amazing property further benefits from the latest state-of-the-art home technology.

Marconi House has an impressive reception foyer with a 24 hour concierge desk and residents have use of the neighbouring hotel's restaurant, bar, spa and fitness suite (on a chargeable basis)

Oudini Estates

Head Office: 78 York Street, Marylebone, London W1H 1DP; Office address: 72 Hammersmith Road London, W14 8TH, T. +44 (0)20 7112 8436

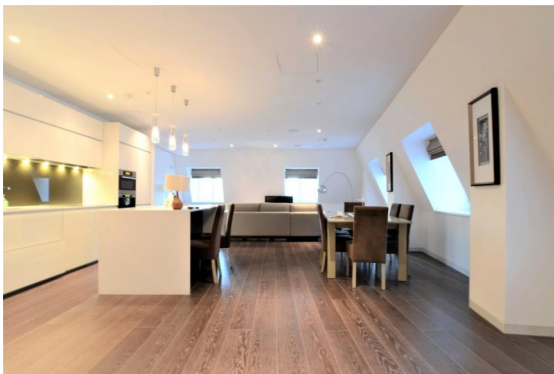
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This property benefits from:

- Apartment
- 3 Beds
- 1 Reception
- 3 Bathrooms
- Shower
- Separate WC
- Parking
- Porter



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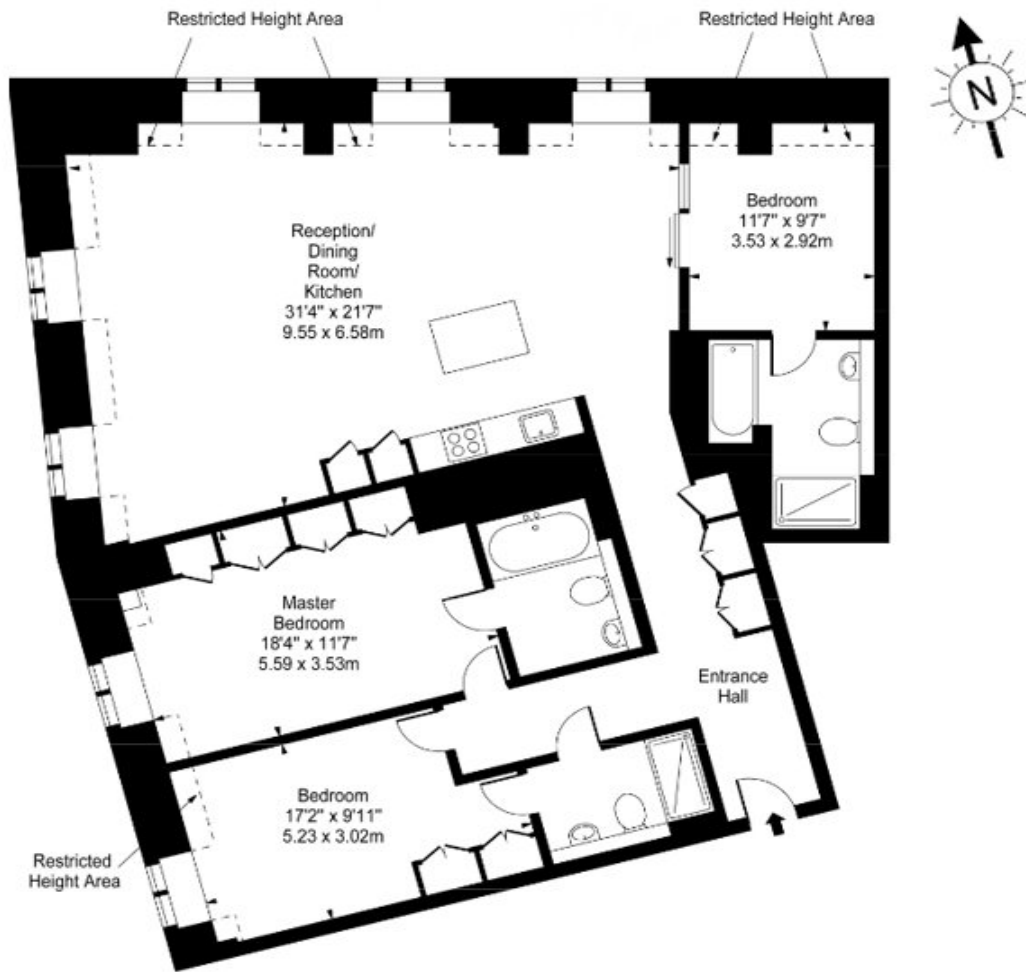
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MARCONI HOUSE

SEVENTH FLOOR



APPROX. GROSS INTERNAL AREA 1535 SQ. FT – 142.60 SQ. M
(Including Restricted Height Area)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC England		EU Directive 2002/91/EC England	

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Oudini Estates Ltd cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.

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