

# oudini

## ESTATES

**Marconi House, 335 Strand, London, WC2R**



## Price £680 pw

Lovely one 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 apartment is offered on a furnished basis and comprises of a reception room with stained oak floors and natural decor. There`s a fully fitted modern kitchen which features a gloss finish that is integrated with the latest appliances and breakfast bar. The bedroom has fitted wardrobes and the bathroom enjoys a bespoke design. 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)

Underground parking may be available by separate negotiation.

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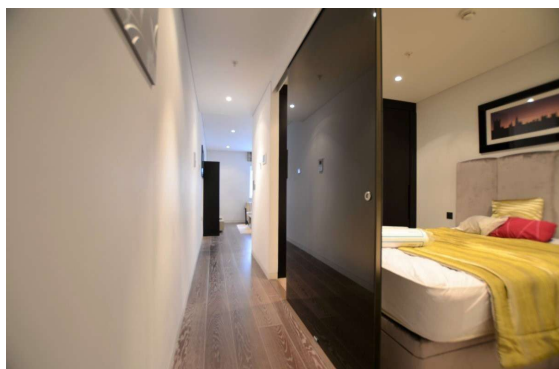
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## This property benefits from:

- Apartment
- 1 Bedroom
- 1 Reception
- 1 Bathroom
- Shower
- Porter
- Lift



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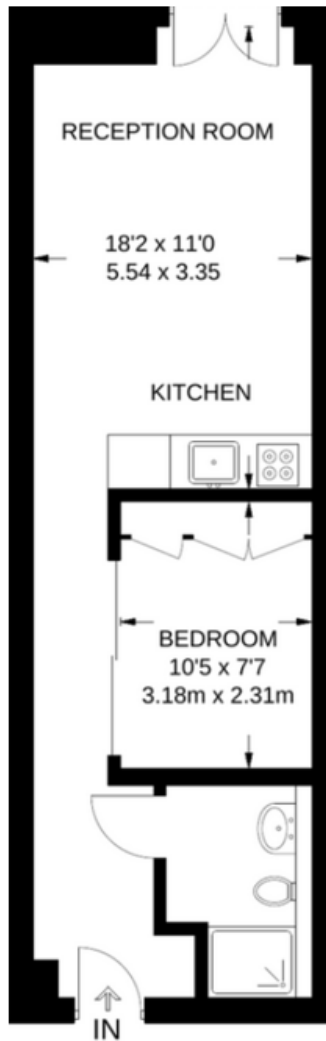
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Approximate Gross Internal Area  
 411 SQ. FT / 38.2 SQ.M  
 Sixth Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		72	72
	EU Directive 2002/91/EC		

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

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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