

Marconi House, 335 Strand, London, WC2R



Price £1,445,000

Oudini estates are pleased to offer this luxurious two 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 comprises two bedrooms, master bedroom with en-suit bathroom and walk in wardrobe and second bedroom with built in wardrobes and family bathroom, a reception room and a fully fitted modern kitchen and one 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 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

F. +44 (0)20 7112 8542, E. info@oudiniestates.co.uk W. www.oudiniestates.co.uk, VAT Reg. No: 199606749 Company Reg. No: 09294244 (England)

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This property benefits from:

- Apartment
- 2 Bedrooms
- 2 Bathrooms
- 1 Reception
- Shower
- 24 hours Porter
- Lift
- 1 Secure underground parking



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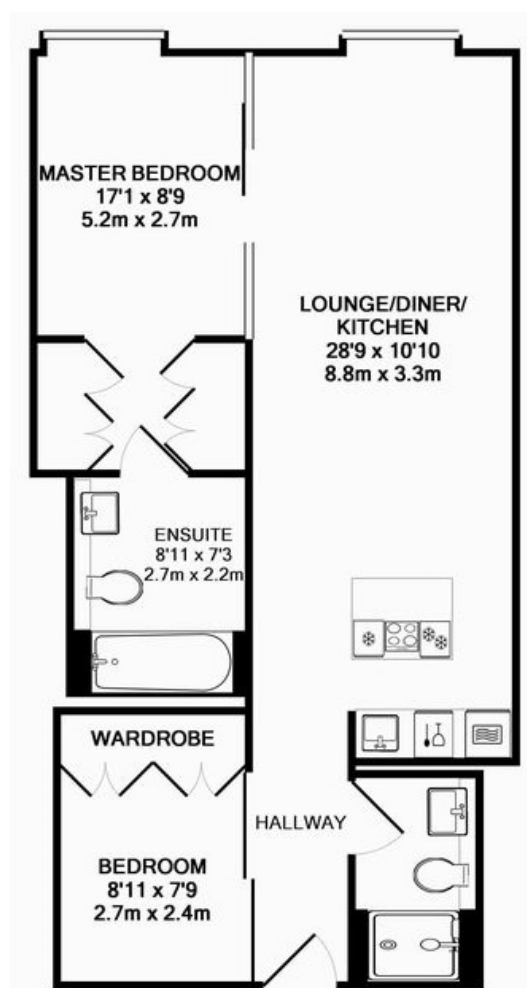
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Approx. Gross Internal Area 64.3 sq. m. / 692 sq. ft.

Fifth Floor



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	
England & Wales	EU Directive 2002/91/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	
England & Wales	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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The Property Ombudsman

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