



190 Strand, WC2R | Asking Price £8,950,000



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ESTATE AGENTS
PROPERTY PROFESSIONALS

190 Strand, London

Occupying a prime penthouse position in Wren House, part of the renowned 190 Strand development by St Edward, this exceptional lateral apartment offers approximately 2,283 sq ft of refined living accommodation in the heart of Covent Garden.

Arranged across the seventh floor, the property is centred around an impressive 22 ft reception room, providing an elegant setting for both formal entertaining and relaxed daily living. Full height glazing enhances the sense of volume and light, opening onto expansive private terraces and creating a rare opportunity for substantial outdoor space at penthouse level in this central location. A separate contemporary kitchen is beautifully appointed with integrated appliances and generous preparation space, complemented by a dedicated study.

The principal bedroom suite is generously proportioned with fitted storage and a luxurious en suite bathroom. Two further double bedrooms are thoughtfully arranged and served by additional bath and shower facilities. The layout offers excellent privacy and flow, with well considered storage throughout.

The apartment benefits from three substantial terraces with far reaching views across the London skyline, together with two allocated underground parking spaces, a highly valuable addition in Covent Garden.

Residents of 190 Strand enjoy first class amenities including a 24 hour concierge, swimming and vitality pool, gymnasium, sauna, cinema room, business lounge and landscaped communal areas.

Ideally positioned on the Strand, moments from Covent Garden, the River Thames and Trafalgar Square, this penthouse combines architectural presence, exceptional facilities and immediate access to the very best of central London.

Tenure: Leasehold
Lease Years Remaining: 988
Service Charge: £27,965
Annual Ground Rent: £1,500
Council Tax Band: G

DESCRIPTION

Wren House, one of the most desirable buildings in the development, known for its elegant proportions and quiet exclusivity. From the moment you enter the grand entrance lobby, attended by a 24-hour concierge, the sense of refinement and discretion is unmistakable.

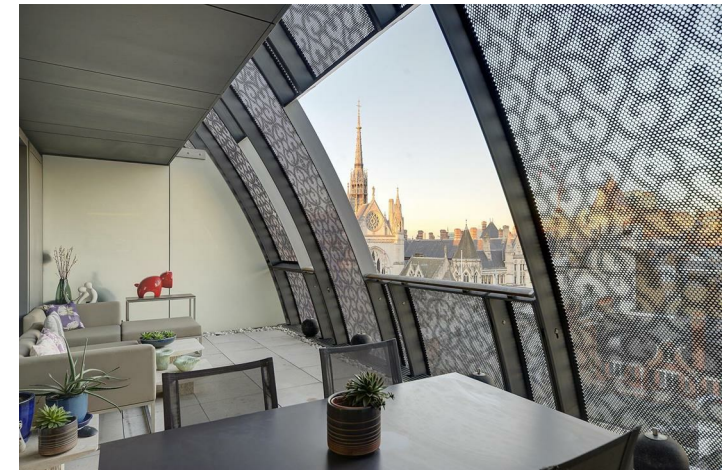
The apartment itself has been finished to an exacting specification, combining timeless elegance with contemporary design. Italian quartz composite flooring, brushed brass detailing, and bespoke joinery set the tone throughout. The reception space is centred on rich oak parquet flooring, enhanced by subtle stone accents and ambient lighting, offering a sophisticated yet welcoming environment.

The kitchen has been crafted as both a functional and aesthetic statement, with custom cabinetry, a quartz-topped island, and appliances by Miele and BORA. Bedrooms offer a serene retreat, complete with bespoke wardrobes and fine finishes, while three private balconies provide superb views of London's skyline.

Residents of 190 Strand enjoy access to a world-class suite of amenities. These include a private leisure club with swimming pool, vitality pool, sauna, steam room and state-of-the-art gymnasium, alongside a private cinema, business lounge, and beautifully landscaped courtyards. Discreet underground parking is also available.

This is more than a home; it is an address of international standing, offering a rare combination of luxury, convenience, and prestige in one of London's most historic quarters.





190 Strand, London

Asking Price:
£8,950,000 subject to contract.

Tenure:
Leasehold

Local Authority:
Westminster City Council

Council Tax Band:
G

Approximate Gross Internal Area:
2283.00 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

Wren House, 190 Strand, WC2

Approximate Gross Internal Area
212 sq m/ 2283 sq ft

Not to Scale, for identification only



Seventh Floor

For guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



020 7222 5510

info@tuckermanresidential.co.uk
52 Moreton Street, London, SW1PV 2PB
www.tuckermanresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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