

The Penthouse, Strand, WC2

£3,500,000 *Leasehold*



Winkworth

Winkworth New Homes
0207 240 3322 | newhomes@winkworth.co.uk

— NEW HOMES —

A beautifully presented three-bedroom duplex penthouse offering luxurious living, arranged over 2,115 sq ft across the fourth and fifth floors of this striking period building. The interiors are skilfully designed with meticulous attention to detail, workmanship, and materials.

ABOUT THIS PROPERTY

The lower floor features a luxurious principal bedroom suite with a walk-in wardrobe and a spa-like ensuite with double sinks, a freestanding bath, shower, and steam room. Two further double bedrooms each benefit from fitted wardrobes and en suite shower rooms, while a utility room completes this level.

A striking glass and oak staircase leads to the bright dual-aspect reception and dining room, opening onto two south-facing balconies with exceptional views across Somerset House and Waterloo Bridge. This floor also includes a contemporary kitchen, guest cloakroom, and the memorable "loo with a view."

Additional features include underfloor heating, comfort cooling, integrated AV, a security system, lift access, and elegant communal areas.

One of just four apartments within this boutique residence, the penthouse at 353 Strand enjoys a distinguished stone façade opposite Somerset House. Perfectly positioned in London's cultural heart, it is moments from the Theatre District, Royal Opera House, National Portrait Gallery, Covent Garden, designer shopping, and an outstanding selection of restaurants, bars, and historic pubs.

KEY FEATURES

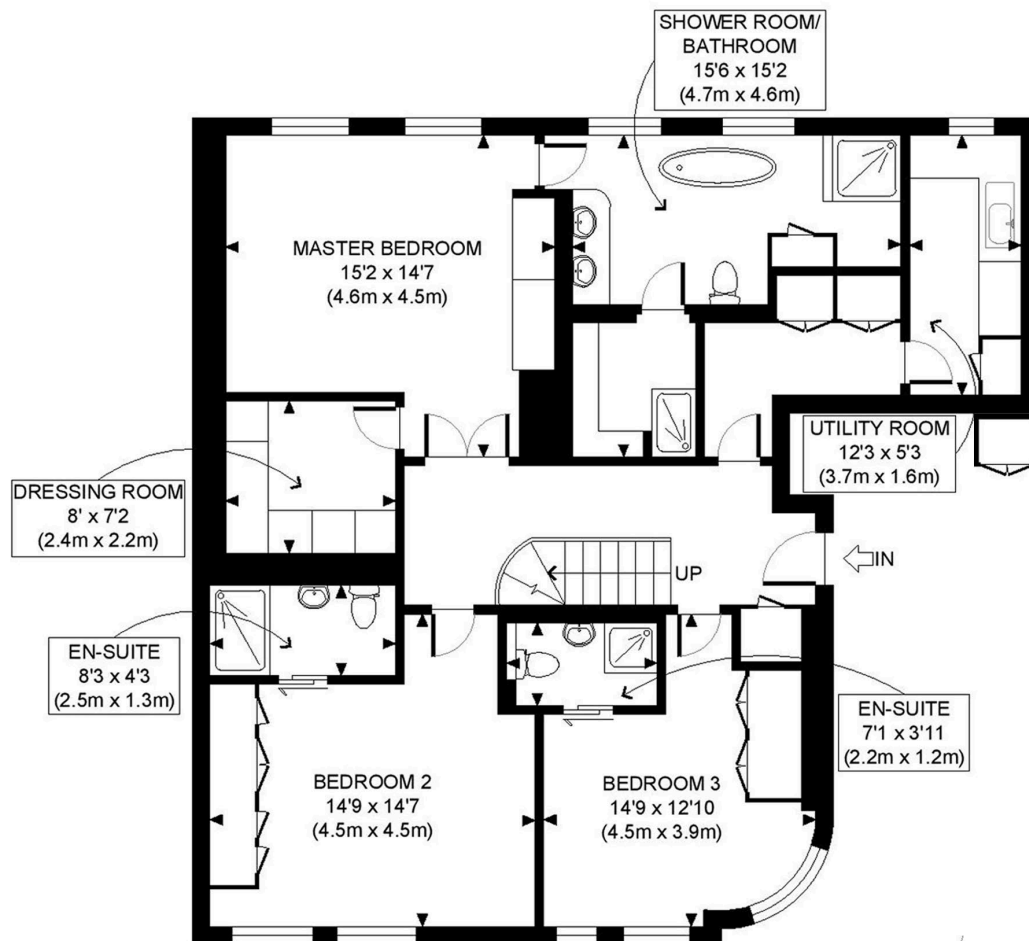
- South-facing penthouse with views over Somerset House & Waterloo Bridge
- Two private balconies ideal for entertaining
- Stunning dual-aspect reception/dining room filled with natural light
- Striking glass and oak staircase
- Underfloor heating & comfort cooling throughout
- Integrated AV and security system
- Boutique building of just four apartments with lift access



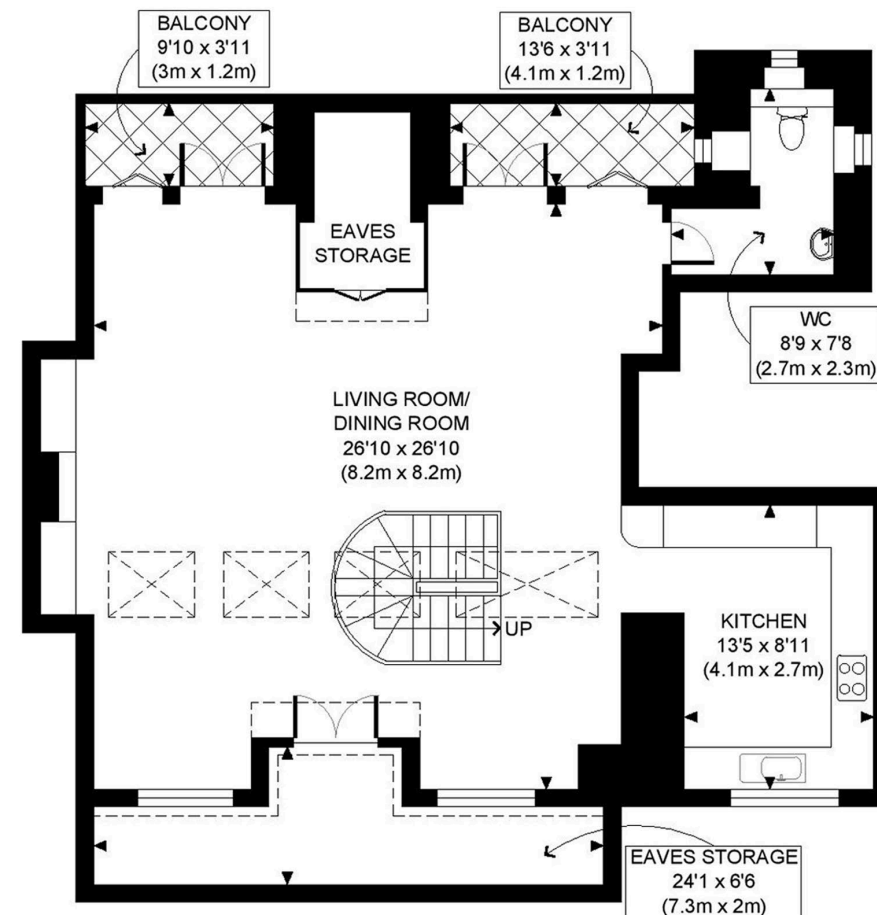








FOURTH FLOOR



FIFTH FLOOR



Approximate Gross Internal Area 196.5 sqm/ 2115 sq ft

Excluding External Areas and Eaves Storage of 28 sqm/ 301 sq ft

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

MATERIAL INFO

Tenure: Leasehold

Term: 986 year and 4 months

Service Charge: £17,000 per annum

Council Tax Band: H

EPC rating: E



Clerkenwell and City

0207 405 1288 | clerkenwell@winkworth.co.uk