

ADELPH



BACK TO THE FUTURE THE MUSICAL

STRAND
WC2
CITY OF WESTMINSTER

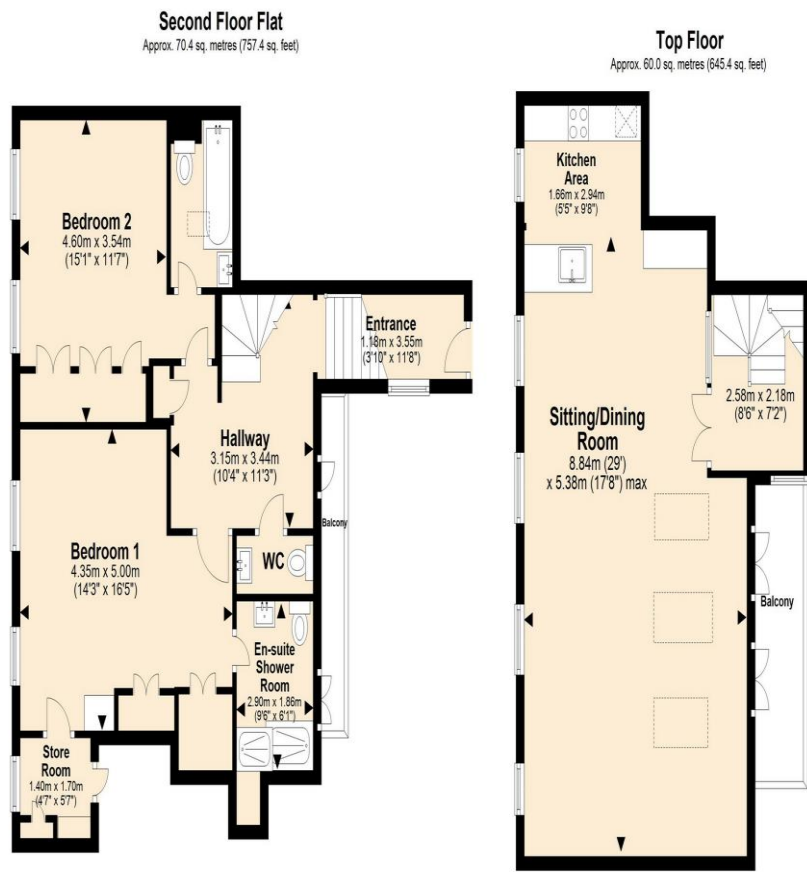
2 Bedroom Apartment
Strand
London WC2R

- Two Double Bedrooms
- Underfloor Heating
- Two Ensuite Bathrooms
- Air Conditioning

Price: £2,800,000
Share of Freehold

vodafone

BRITANNIA
SINCE 1999



Total area: approx. 130.3 sq. metres (1402.8 sq. feet)

Copyright MGT Energy-mina.thompson@btinternet.com. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes and should only be used as such by any prospective purchasers.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Outstanding luxury apartment located next to the Adelphi theatre on the internationally famous Strand. A significant number of London's landmarks, including Trafalgar Square, Covent Garden, National Portrait Gallery, Royal Ballet & Opera House, Embankment/River Thames, Whitehall all within a short walking distance. Gatti House is a Grade II Listed historic building with inspirational design led internal features with the highest specifications throughout. Living right in the heart of central London provides excellent transportation links, exclusive fine dining, historic pubs, upmarket bars and wine bars. Generously proportioned accommodation includes two double bedrooms both with ensuite bathrooms, guest cloakroom and balcony looking onto the courtyard and living wall on first level, second level offering amazing design led comfortable open plan living room leading onto a sizable balcony, a fully fitted and functional kitchen, plus air conditioning and underfloor heating throughout. Virtual Share of Freehold 987 years remaining.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.