



SAVOY HOUSE

STRAND, LONDON, WC2R

Positioned on the eighth floor of the prestigious 190 Strand development, this exceptional lateral penthouse extends to just over 3,800 sq ft and offers a rare combination of scale, privacy and truly outstanding outdoor space in the heart of central London. Accessed directly via private lift entry, the apartment has been meticulously designed and immaculately maintained throughout, creating a sophisticated turnkey residence of remarkable quality.

The principal reception room is beautifully proportioned and enjoys both east and south facing aspects, allowing natural light to pour through the apartment from morning until evening. A separate south facing kitchen breakfast room provides an elegant yet highly practical entertaining space, whilst an additional TV room and dedicated study offer excellent versatility for modern living.

The award-winning landscaped terrace (Bali National Landscape Award), designed by Lucy Wilcox, is undoubtedly one of the home's defining features, providing spectacular panoramic views towards the City skyline and down the River Thames towards Tower Bridge. Designed for both entertaining and quiet enjoyment, the outside space is exceptionally rare for a central London penthouse of this calibre and gives the resident the inside / outside living that is so difficult to find.

The principal bedroom suite is befitting of a penthouse of this scale, boasting views over the Barrister Chambers and towards the Royal Court of Justice, a private terrace, walk in wardrobe and large en suite. There are three further generously proportioned bedroom suites, all with their own en suite bathrooms and with access to the wrap around terrace, creating outstanding accommodation for both family living and guests.

Further benefits include comfort cooling and an allocated parking bay for four cars – an exceptional provision for a prime central London residence along with a large storage space of 373 square feet positioned next to the parking bay.

Savoy House forms part of the internationally renowned 190 Strand development, ideally positioned moments from the River Thames, Covent Garden and the West End, offering residents world-class amenities (swimming pool, cinema, spa, golf simulator and business suite) and hotel style 24/7 concierge services within one of London's most sought-after addresses.



























GENERAL

Tenure Leasehold, 999 years from 01.01.2013

Service Charge £56,874 per annum

Guide Price £12,000,000

Local Authority Westminster

Council Tax Band H

EPC Rating C

Mobile coverage and broadband Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking Private, underground parking





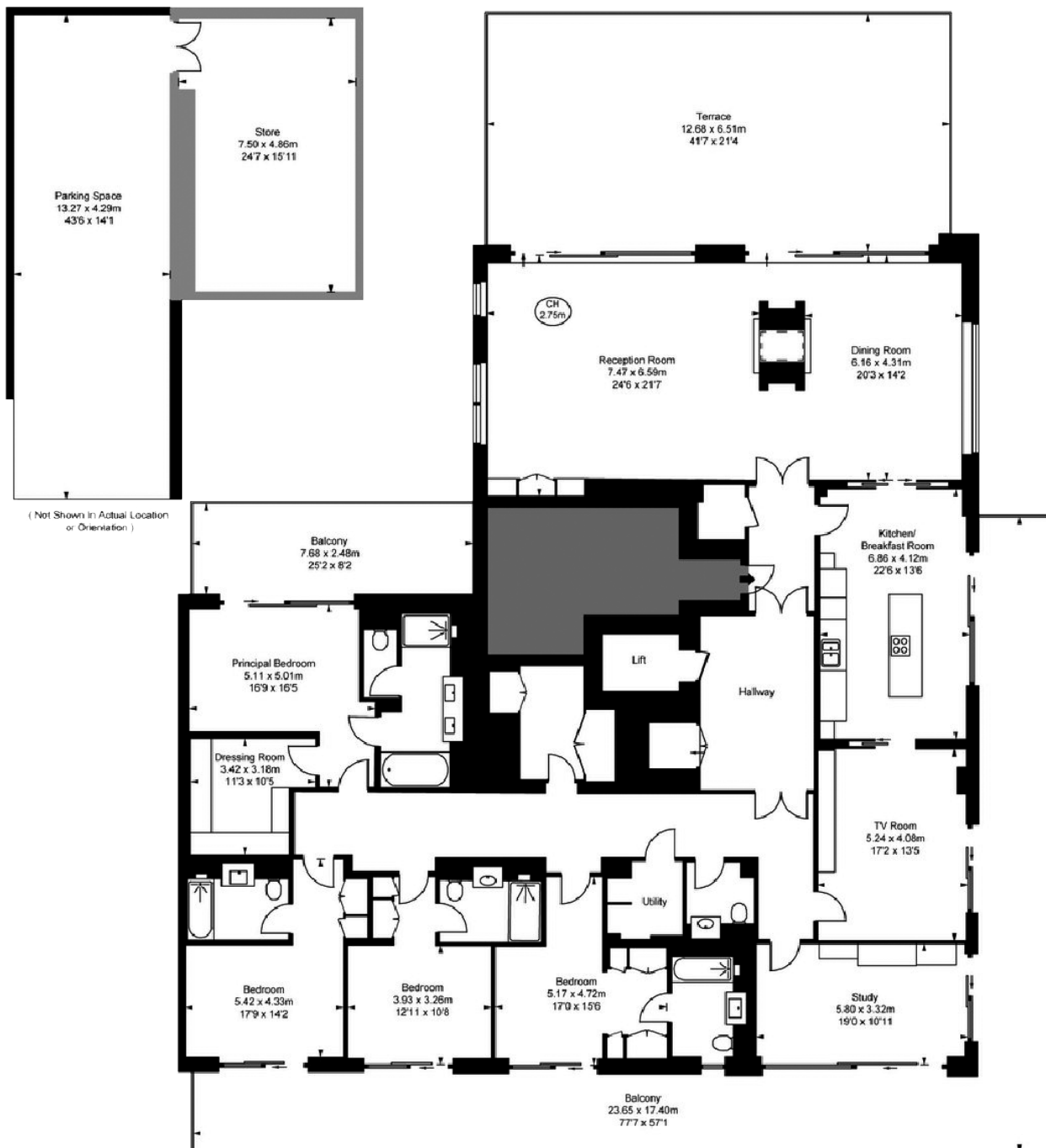
FLOORPLAN

Approximate Gross Internal Area
3,811 sq ft (354.09 sq m)

Store
366 sq ft (34.04 sq m)

Total Area Shown on Plan
4,178 sq ft (388.13 sq m)

For identification purposes only.



Strutt & Parker

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Eighth Floor