

GATTI HOUSE, STRAND
London WC2R



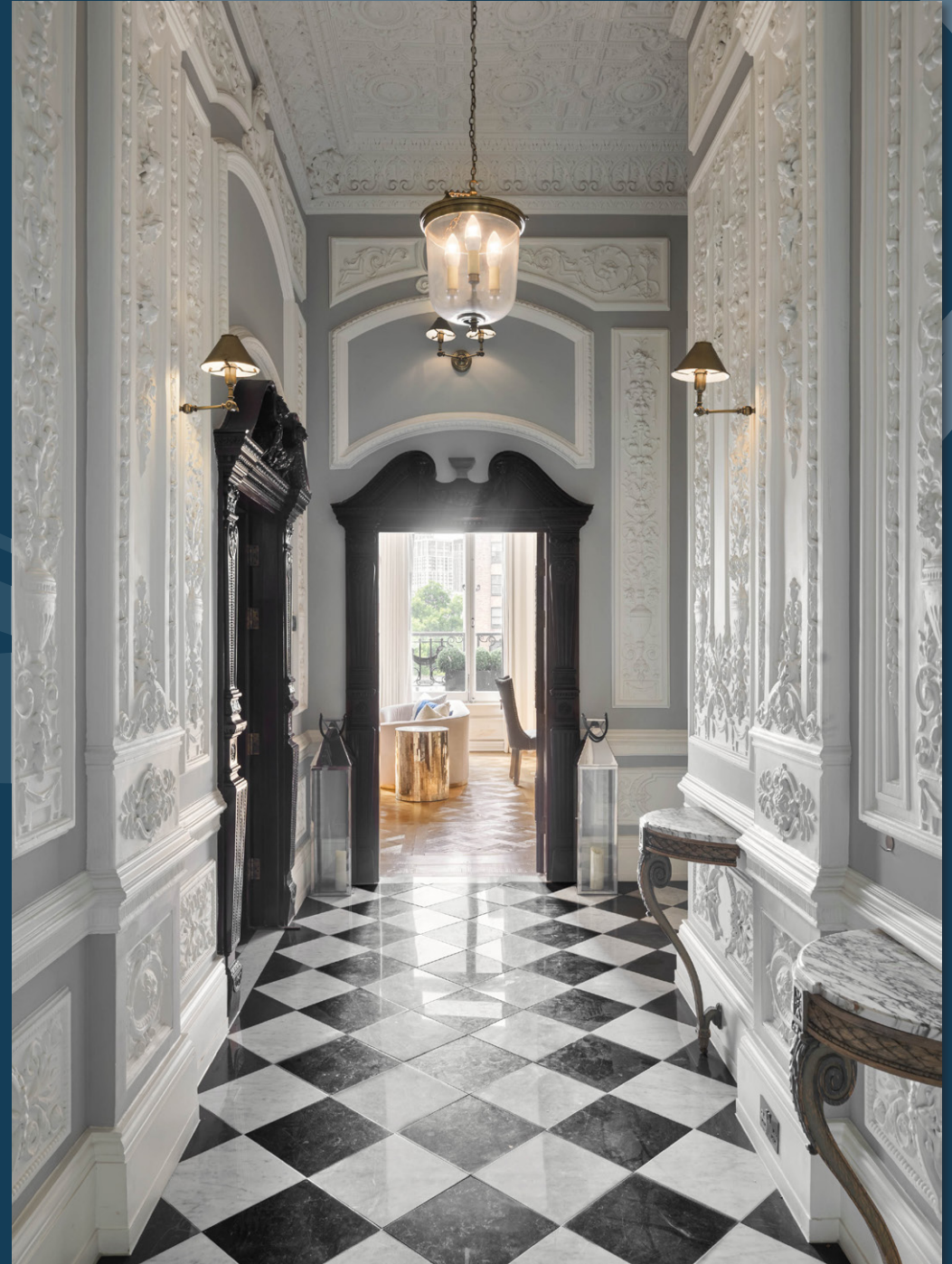
Occupying a commanding first-floor position within the magnificent Grade II listed Gatti House, this exceptional two-bedroom apartment effortlessly combines grand period architecture with refined contemporary living.

The centrepiece of the home is the spectacular south-facing reception and dining room, where soaring 4-metre ceilings, three elegant Juliette balconies and beautifully restored decorative plasterwork create a room of remarkable scale and distinction. Intricate cornicing, ornate wall panelling and original architectural detailing have been meticulously preserved, providing an extraordinary backdrop for entertaining.

Interconnecting seamlessly with the reception room is a bespoke kitchen, finished to an impeccable specification. Featuring natural stone worktops, premium integrated appliances and a substantial central island, it offers both exceptional functionality and understated elegance.

The principal bedroom suite provides generous proportions, bespoke fitted wardrobes and a luxurious en suite bathroom, while the second double bedroom also benefits from its own beautifully appointed en suite. A separate guest cloakroom completes the accommodation.

Gatti House is one of Covent Garden's most distinguished residential addresses, moments from the world-renowned theatres, restaurants and boutiques of the West End, with the River Thames and London's finest cultural landmarks just a short distance away.











Tenure: Leasehold, expiring 19th April 3012

Local Authority: City of Westminster

Council Tax: TBC

EPC Rating: C

Service Charge and Ground Rent: £19,502 per annum

Parking: No parking

Mobile coverage and broadband: Information can be found here:

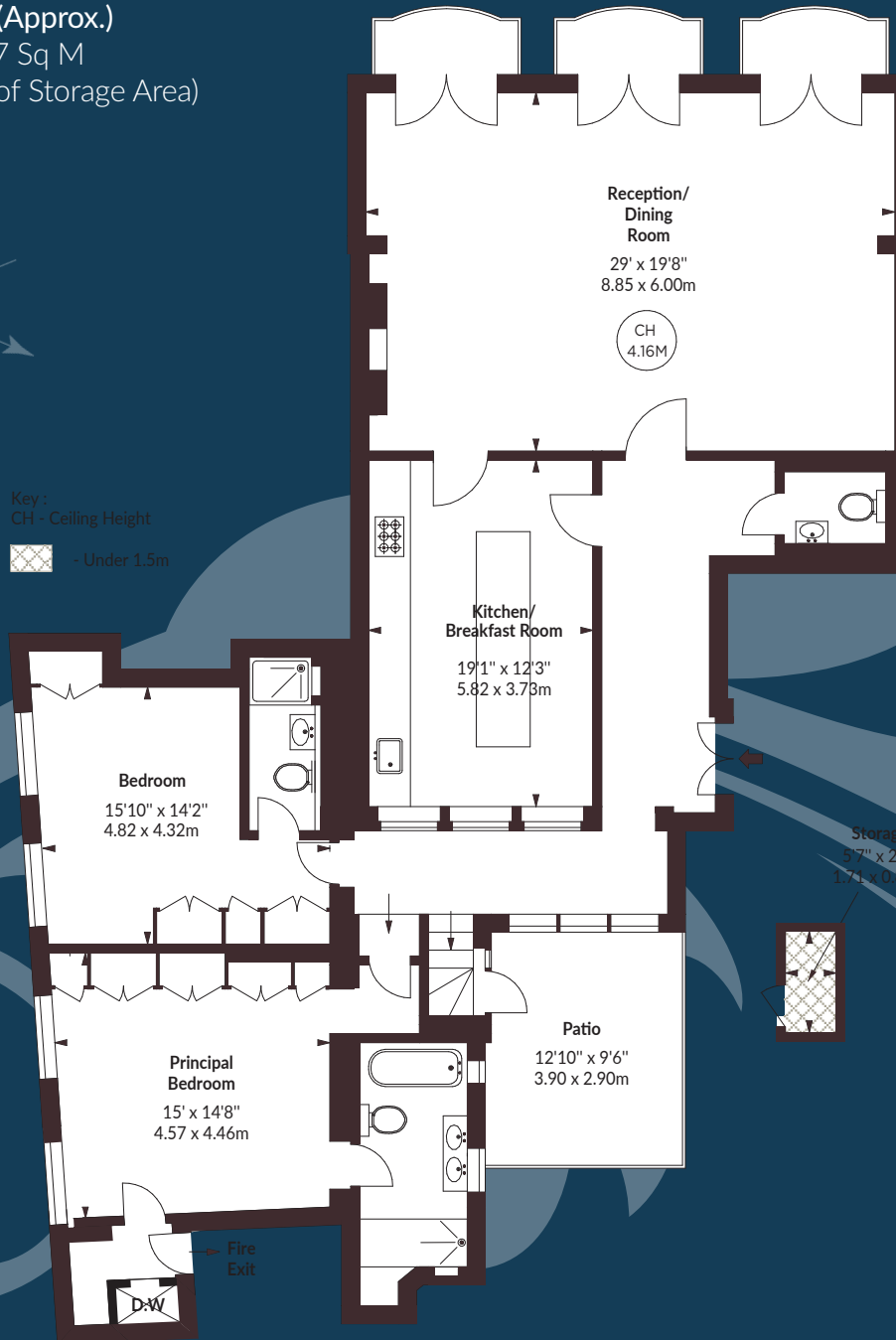
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Gross Internal Area (Approx.)
1,771 Sq Ft - 164.57 Sq M
(Including 1.4 Sq M of Storage Area)



Key :
CH - Ceiling Height

 - Under 1.5m



FIRST FLOOR



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