



STRAND, COVENT GARDEN, WC2R
£3,692.31 per week*

Carter Jonas

APARTMENT 1, GATTI HOUSE, STRAND, COVENT GARDEN, LONDON, WC2R 0NR

LOCATION

Gatti House occupies a prominent position on the north side of the Strand, moments from the junction with Adam Street. This vibrant and culturally rich location places world-class entertainment, dining and shopping quite literally on the doorstep. Residents can enjoy the very best of London's West End, with theatres, the Royal Opera, Somerset House, the National Portrait Gallery and the English National Opera all within easy reach.

Covent Garden's acclaimed retail scene offers an array of designer boutiques, including Dior, Burberry, Mulberry, Chanel and the flagship Apple Store. Dining options are equally impressive, ranging from celebrated eateries such as Dishoom, Balthazar and Bocca di Lupo to renowned fine-dining destinations including The Ivy, J Sheekey and Hawksmoor. The area also boasts a wealth of historic pubs, cocktail bars and wine bars.

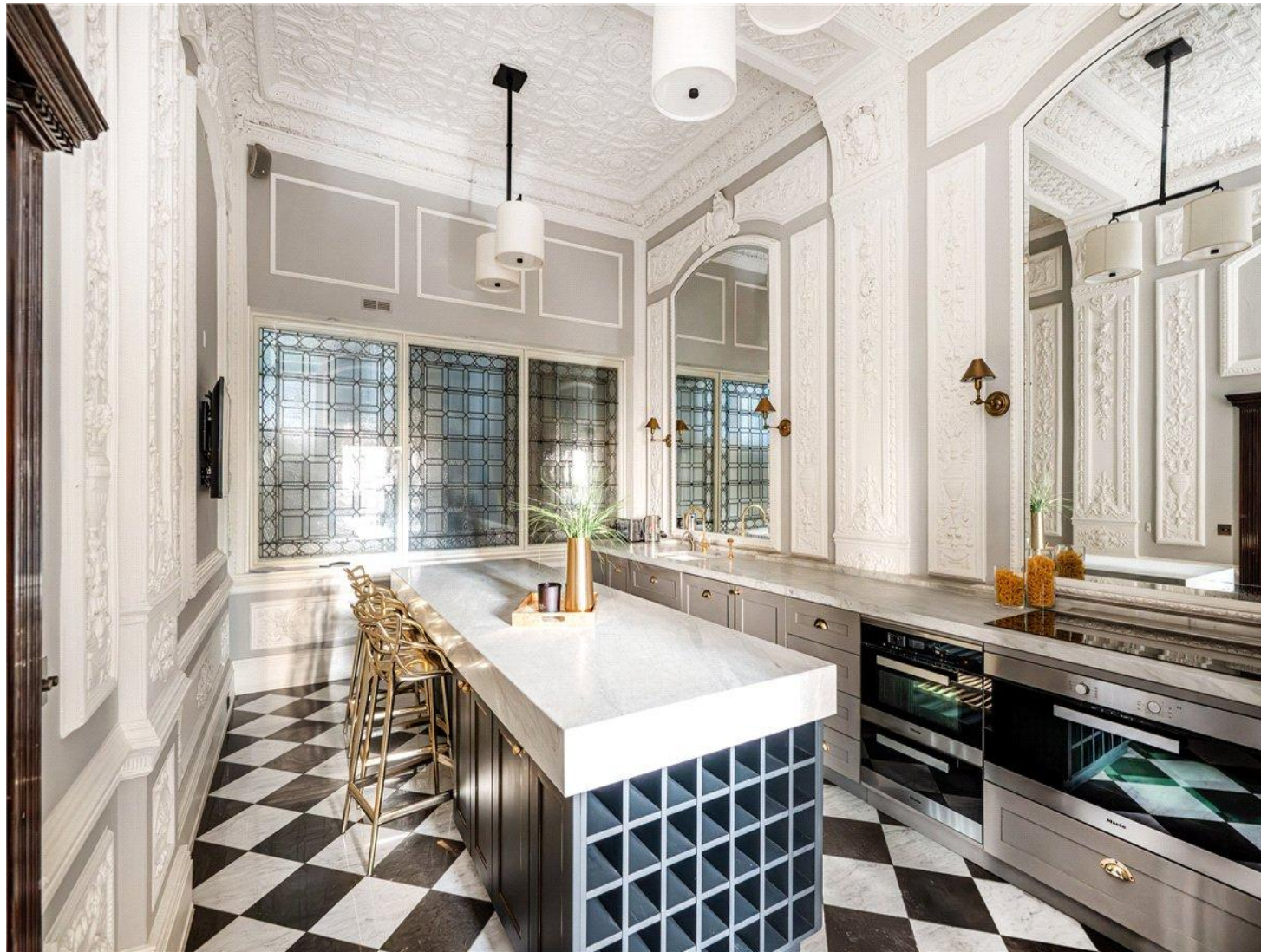
Unrivalled transport connections include nearby Charing Cross station for both Underground and mainline services, as well as Embankment and Covent Garden Underground stations. For fitness enthusiasts, a Virgin Active gym is conveniently located just across the Strand.

THE PROPERTY

A truly exceptional first-floor apartment set within an illustrious Grade II listed building, showcasing soaring ceilings, exquisite period detailing and an abundance of natural light. Offering three balconies and a private terrace, this elegant home effortlessly blends historic grandeur with contemporary comfort.

Behind double doors, a beautifully presented entrance hall welcomes you and provides direct access to the terrace. The impressive reception room is a standout feature, boasting an ornate ceiling and three sets of French doors opening onto individual balconies, creating a wonderful sense of space and airiness.

A stunning first-floor apartment with high ceilings, ornate period features, three balconies and a terrace, ideally located on the Strand close to Covent Garden and excellent transport connections.



The recently renovated kitchen/breakfast room is accessed from the reception room and has been thoughtfully designed and superbly appointed, offering both style and practicality.

Accommodation includes a luxurious principal bedroom suite complete with fitted wardrobes and a refined en suite bathroom. The second double bedroom also enjoys fitted wardrobes and its own en suite shower room, making it ideal for guests. A separate guest cloakroom completes the layout.

NHA

The deposit will be £22,154 at a rental value of £16,000 pcm (asking price). Holding deposit = 1 weeks rent of £3,692.31. Deposit is 6 weeks rent (£16,000 pcm = £22,154 deposit).

Heating: Mains Gas. Hot Water: From Mains System

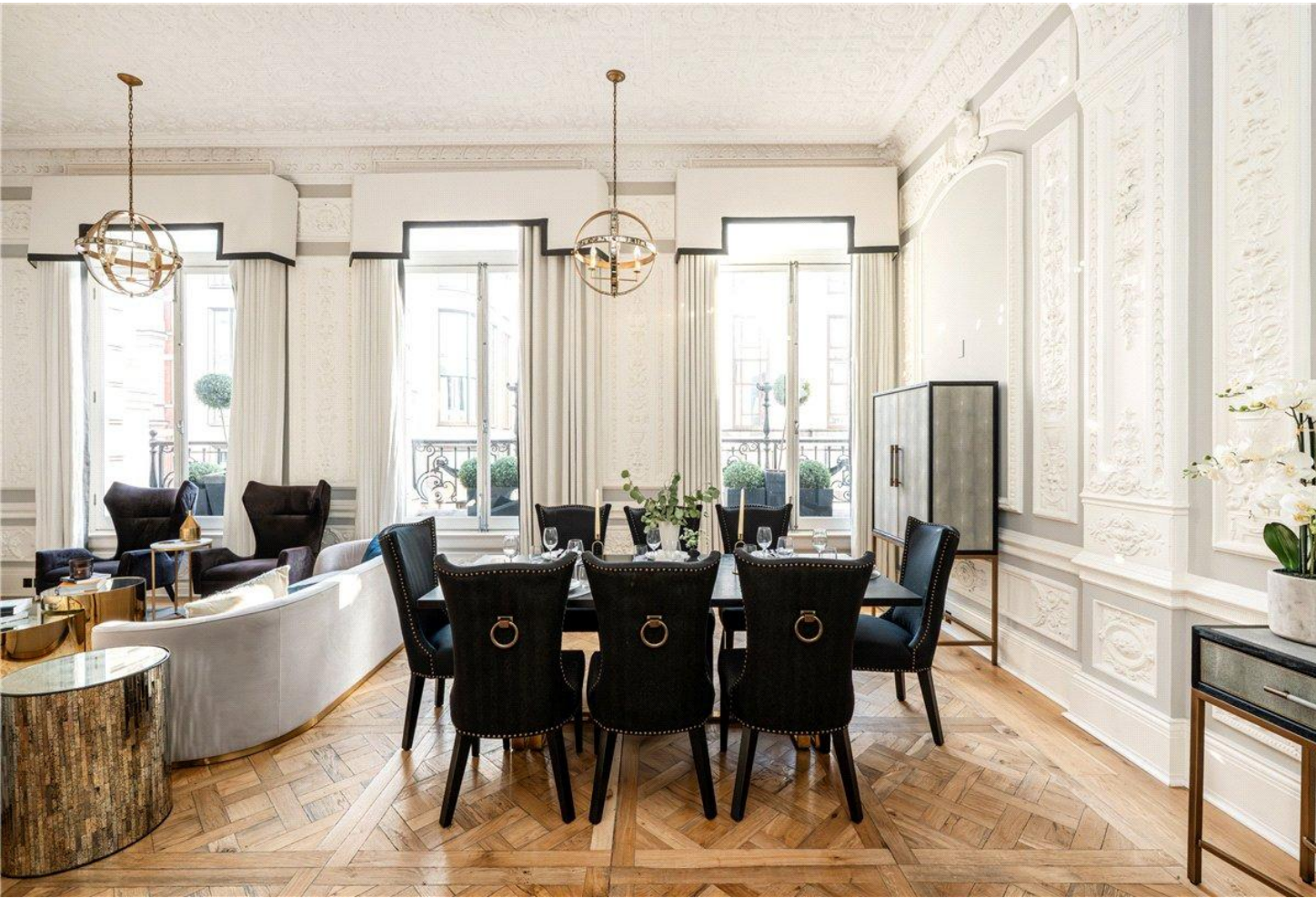
For eligibility for resident parking permits, please refer to the Westminster City Council website.
<https://www.westminster.gov.uk/parking/parking-residents>.

Mobile phone coverage and speeds can be checked here:
checker.ofcom.org.uk.

Broadband speeds can be checked here: checker.ofcom.org.uk.

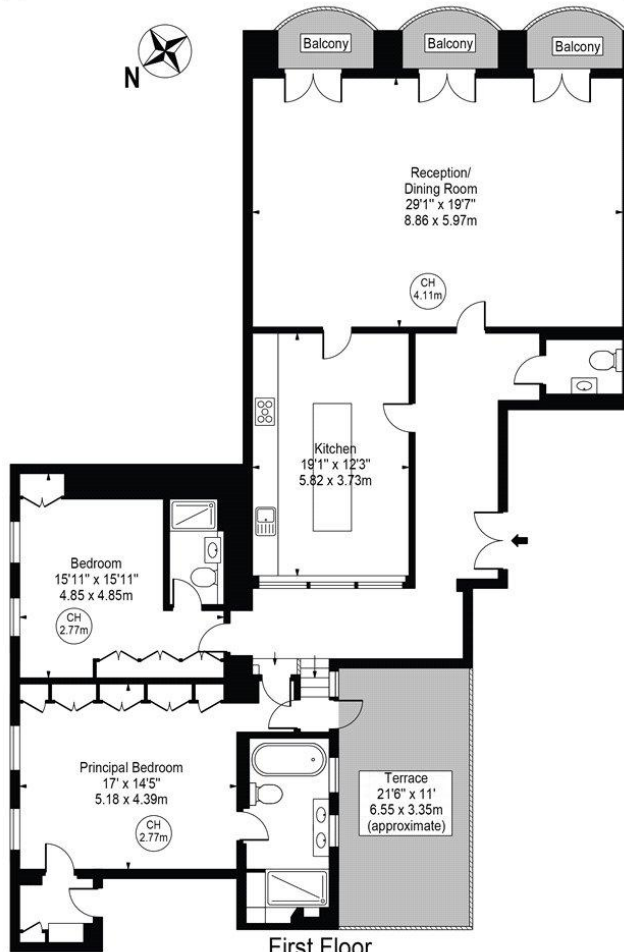
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Local Authority	Westminster City Council - Council Tax Band G



Gatti House

Approx. Gross Internal Area 1818 Sq Ft - 168.90 Sq M



First Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

T: 020 7493 0676

18 Davies Street, Mayfair, London, W1K 3DS

E: mayfair@carterjonas.co.uk

A member of



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.