



# Marconi House, Strand, Temple, WC2R

Asking Price: £900,000

Benham  
& Reeves

# Marconi House, Strand, Temple, WC2R

 1 Bedroom  1 Bathroom  Leasehold

Located within the historic Grade II listed Marconi House, this exceptional duplex apartment combines elegant period features with contemporary luxury. Beautifully finished with wood flooring, large period windows, and home automation systems, the property offers integrated audio, underfloor heating, and comfort cooling with zonal controls throughout.

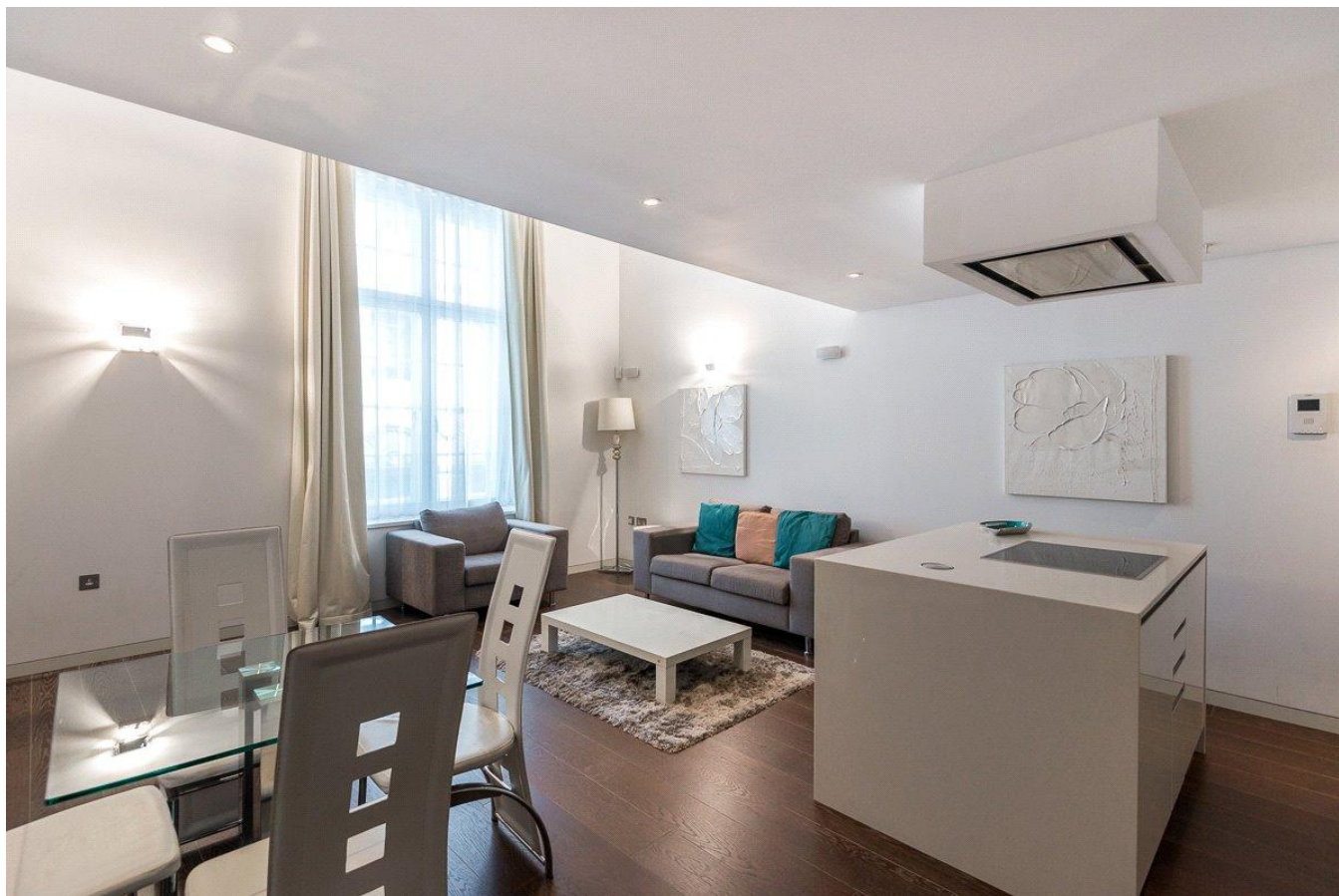
Set across two levels, on the first and second floors, the apartment features a bright and spacious reception room with high ceilings and striking period windows. The semi-open plan kitchen includes a breakfast bar, Miele integrated appliances, sleek gloss cabinetry, and composite stone worktops, creating a stylish and functional space for modern living.

Upstairs, the double bedroom includes a large fitted wardrobe with integrated shelving and drawers, along with a glass screen overlooking the reception area and sliding privacy doors. The luxurious bathroom is finished to a high standard, complete with mirrored vanity cabinets, a custom-built wash basin, and a walk-in shower with a built-in TV.

Perfectly positioned in the heart of London, the apartment benefits from excellent transport connections and close proximity to a wealth of amenities. Holborn offers a vibrant mix of restaurants, boutique shops, cafés, and nightlife, while the West End theatres and The City are just a short walk or easy commute away.

\*Please note that this property is currently rented, photographs were taken before the current tenancy\*



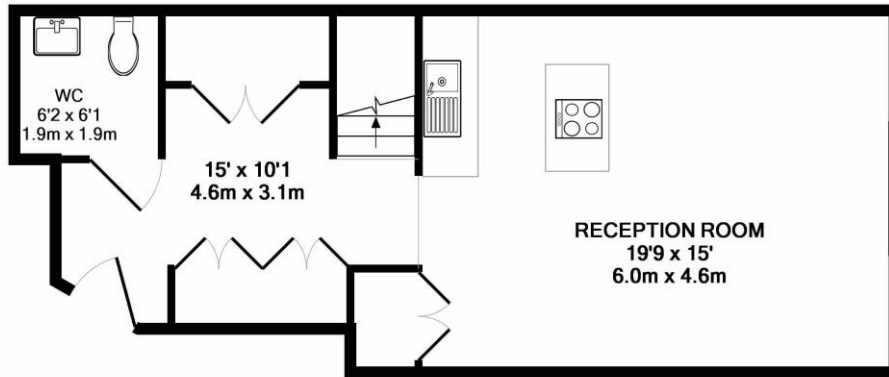


## Property Features:

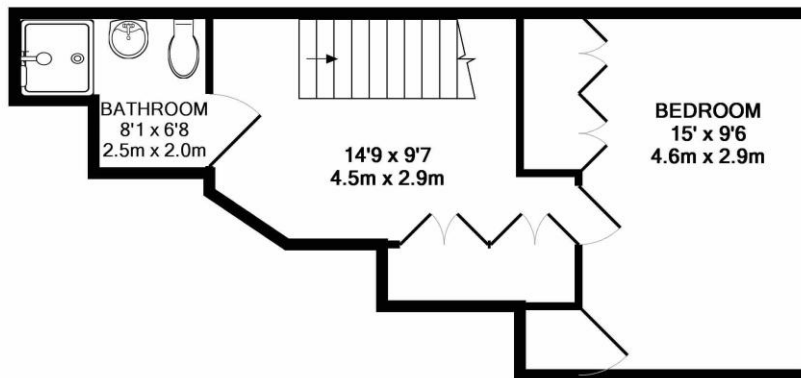
- One Bedroom
- Luxury Split-Level Apartment
- Bright Reception with High Ceilings
- Miele Appliances
- Home Automation Features
- Bespoke Bathroom with Built-In TV
- Grade II Listed Building
- Comfort Cooling



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1ST FLOOR  
APPROX. FLOOR  
AREA 506 SQ.FT.  
(47.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 357 SQ.FT.  
(33.2 SQ.M.)

1ST FLOOR  
TOTAL APPROX. FLOOR AREA 863 SQ.FT. (80.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£900,000
Tenure:	Leasehold Expires 23/09/3009 Approximately 983 Years Remaining
Ground Rent:	£775.00 (per annum) To June 2026
Service Charge:	£14,157.00 (per annum) To June 2026

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH250318

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E: [city.sales@benhams.com](mailto:city.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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