

MARCONI HOUSE, STRAND, LONDON WC2

£2,300,000



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

Excellent two bedroom apartment in a beautiful residential building.

This elegant apartment spans over 1,300 sq ft, providing a generous layout that includes two spacious bedrooms and two modern bathrooms for added comfort and convenience. The heart of the home is the expansive reception area, bathed in natural light, with an open layout that flows into a dedicated dining area. This space is perfect for hosting gatherings or enjoying relaxed evenings, providing both functionality and style.

The contemporary kitchen is fully integrated with high-quality appliances and includes a sleek breakfast bar, ideal for casual dining and morning coffee. Every element of the kitchen is designed for ease and efficiency, allowing residents to enjoy a streamlined cooking experience within a stylish setting.

Set within an attractive residential building, the apartment offers an ideal blend of privacy and proximity to London's vibrant city centre. Just moments away from the iconic Trafalgar Square, residents can easily explore cultural landmarks, historic sites, and an array of dining, shopping, and entertainment options. This prime location also offers excellent transport links, connecting residents effortlessly to all corners of the city.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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