

*tavistockbow*

**For Sale**



## People Make Places



**John Adam Street, Strand WC2**

2 bedrooms | 947 sq ft

**£1,500,000**





A recently refurbished two bedroom, two bathroom apartment in a secluded West End location close the Thames, yet within easy reach of Covent Garden's theatres, restaurants and bars and only moments away from the tranquil green space of Victoria Embankment Gardens.

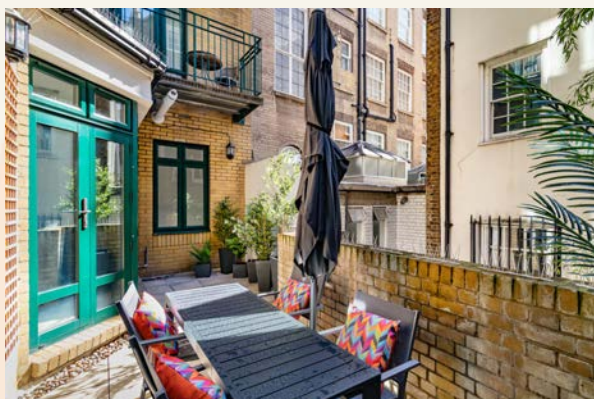
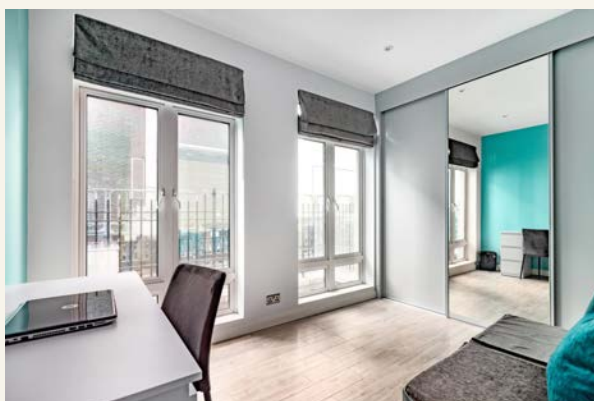
#### What you need to know

- Two Bedroom Apartment
- Two En-Suite Bathrooms
- Raised Ground Floor
- 947 Sqft.
- Open Plan Principal Living Space
- South Facing Terrace (not demised)
- Quiet Location
- Guest Cloakroom
- Share of Freehold
- Service Charge: £3,340.08 Per Annum



**John Adam Street, Strand WC2**





### Overview

Situated on the raised ground floor of a popular residential building in John Adam Street just south of The Strand, this secluded apartment offers a fantastic opportunity for those looking for the lifestyle offered by nearby Covent Garden's theatres, restaurants bars and retailers, but seeking a more peaceful location.

This well-proportioned lateral apartment offers a generous open plan kitchen and reception room, opening onto a good sized south facing terrace (not currently demised but with sole access from the apartment). There are two double bedrooms, both featuring contemporary en-suite bathrooms, plus a separate guest cloakroom.





Strand is the southern boundary of Covent Garden running parallel to the River Thames and an important gateway between Westminster and the City of London. Home to some iconic locations such as The Savoy Hotel, Bush House, The Adelphi and Somerset House, the wonderful open space of Victoria Embankment Gardens overlooking the River Thames towards the South Bank providing welcome relief from city life.



Along with nearby St. Martin's Lane and Covent Garden, the neighbourhood offers everything from river views and world class theatres, to green open space and village vibes, served by a range of transport links including Charing Cross Station, with both over ground and underground (Bakerloo and Northern lines) and Embankment underground station (Bakerloo, Northern and Circle and District lines). Covent Garden (Piccadilly Line) is also nearby plus numerous bus routes from the Strand servicing the City, Victoria and the West End, along with regular riverboat services to the City & Canary Wharf from nearby Embankment Pier.



# People Make Places



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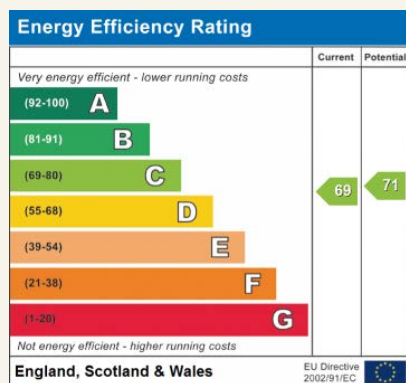
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And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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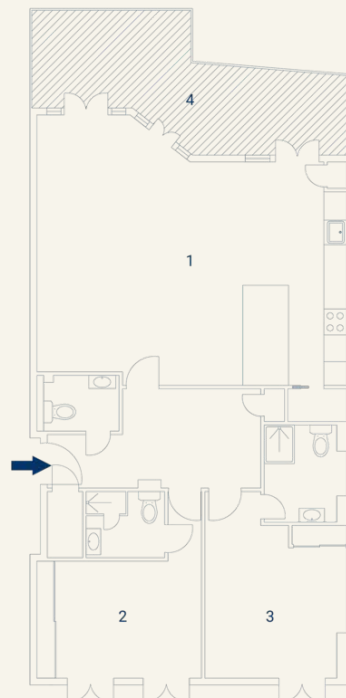


John Adam Street, WC2

Approximate Gross Internal Area 88 sq m / 947 sq ft  
Excluding External Terrace of 17 sq m / 182 sq ft

Ground Floor

1 Living / Kitchen / Dining 6.24 x 5.11M 20'4" x 16'7"	2 Bedroom 3.87 x 4.58M 11'7" x 14'9"	3 Bedroom 3.17 x 3.55M 10'4" x 11'6"	4 Terrace 6.24 x 3.34M 20'4" x 10'9"
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Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

**tavistockbow**

21 New Row, Covent Garden,  
London, WC2N 4LE

t: 020 7477 2177  
e: [hello@tavistockbow.com](mailto:hello@tavistockbow.com)  
w: [tavistockbow.com](http://tavistockbow.com)



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