

# LCP/PrivateOffice

est.1990

Durham House, John Adam Street WC2  
Asking Price £650,000 STC



## Description

A modern one bedroom flat situated on the third floor of this attractive period building just off The Strand.

The flat is presented in good order and comprises a bright open plan kitchen/reception room, a master bedroom with fitted wardrobes and ensuite shower room. The property further benefits from a lift.

Durham House is on John Adam Street, a quiet side street between The Strand and The Embankment. Very centrally located, it is close to local shops, a variety of transport links, Covent Garden, Leicester Square, Soho and the River.



## Accommodation

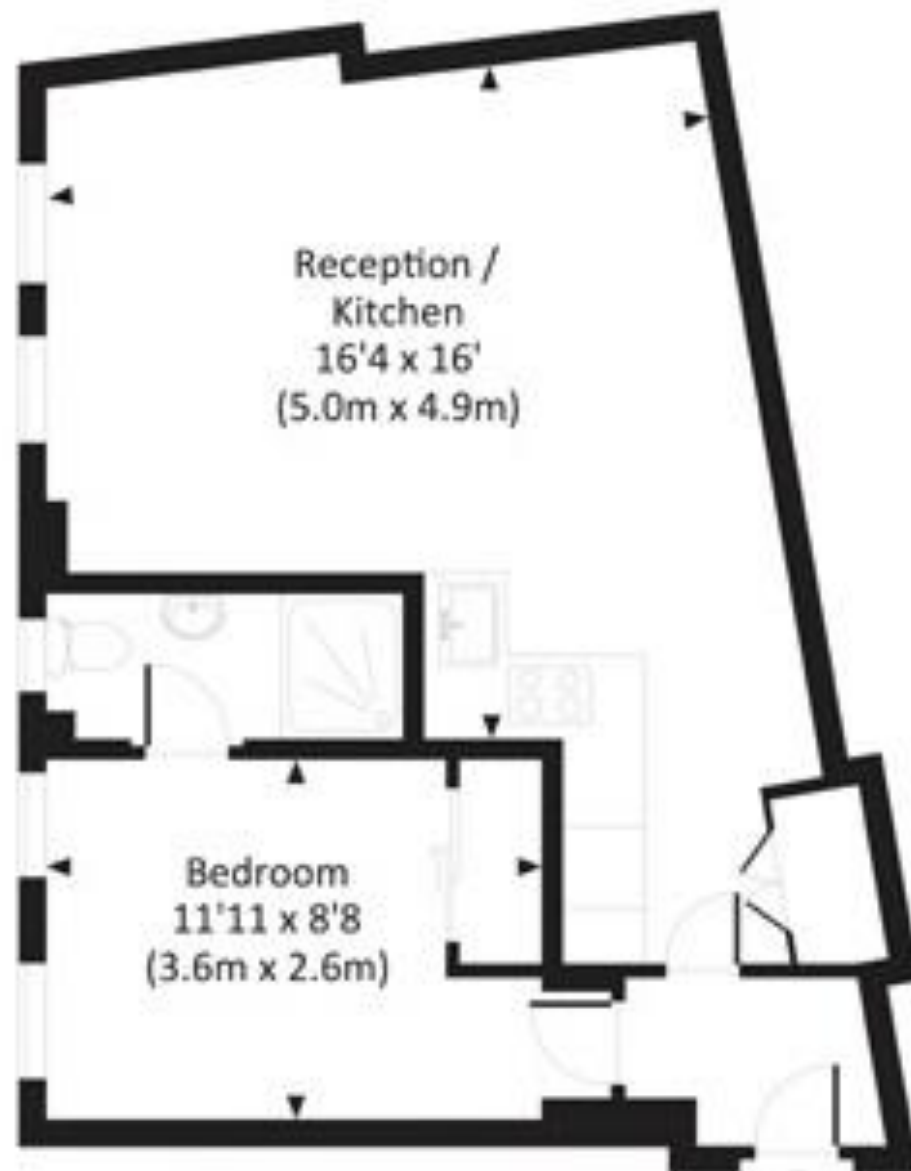
3rd Floor Apartment | Reception Room | Open Plan Kitchen | Master Bedroom | En suite shower room | Lift | Westminster Parking Permit | 460 sq ft (43 sq m)

<b>Asking Price</b>	£650,000 STC
<b>Lease</b>	25 <sup>th</sup> March 2109 (84 years)
<b>Service Charge</b>	£8,464 per annum (inc. reserves)
<b>Ground Rent</b>	£100pa
<b>Council Tax</b>	Westminster Band E



## JOHN ADAMS STREET, WC2N

Approx. gross internal area  
460 Sq.Ft. / 42.7 Sq.M.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	35   <b>F</b>	
1-20	<b>G</b>		

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact.  
It should also be noted that amenities and appliances have not been tested.



LCP House, Ogle Street, London W1W 6HU  
sales@lcpprivate.com  
020 7723 1733







LCP House, Ogle Street, London W1W 6HU  
sales@lcprivate.com  
020 7723 1733

# LCP/PrivateOffice

est.1990

LCP House, Ogle Street, London W1W 6HU  
sales@lcpprivate.com  
020 7723 1733