

**For Sale**



**People Make Places**



**John Adam Street, Strand WC2**

1 bedroom | 463 sq ft

**£550,000**





An immaculate one-bedroom flat, located between Embankment Gardens and the Strand. This bright and spacious property features a dual-aspect open-plan living area, along with a stylish en-suite double bedroom. Period sash windows throughout add charm and character to this delightful home.

#### What you need to know

- One Bedroom Flat
- Open Plan Reception Area
- Newly Refurbished
- Third Floor (with lift)
- Period Building
- Westminster Council Tax Band E
- Westminster Parking Permit
- Leasehold: approx 85 years
- Service Charge: £6,364 per annum
- Ground Rent: £100 per annum



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Situated on the third floor (via lift) of a charming period building, this bright south-facing flat is presented in immaculate order, having been the subject of a recent comprehensive refurbishment to a very high standard. The well-proportioned lateral layout includes a wonderful dual-aspect living and dining area with a modern open-plan kitchen, a double bedroom with built-in wardrobes and a contemporary en-suite bathroom.

Located on John Adam Street between the River Thames and The Strand, Durham House was originally built in 1345 for the Bishop of Durham. The beautiful and serene Embankment Gardens are only moments away, and the bright lights of Covent Garden can be found just north of The Strand with numerous restaurants, boutiques, luxury retailers, coffee shops, bars, clubs and of course theatres.



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# People Make Places

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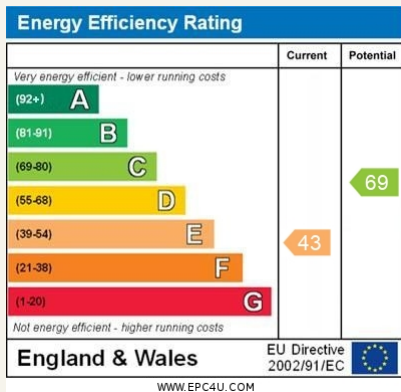
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And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

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

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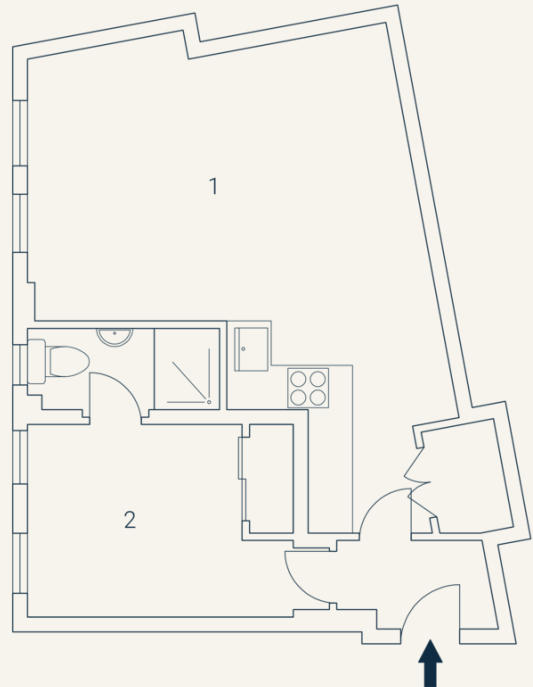


## John Adam Street, WC2

Approximate Gross Internal Area 43 sqm/ 463 sq ft

### Third Floor

1 Reception/ Kitchen	2 Bedroom
5.00 x 4.90M 16'5" x 16'1"	3.60 x 2.60M 11'10" x 8'6"



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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