

**For Sale**



## People Make Places



**The Little Adelphi, John Adam Street WC2**

1 bedroom | 420 sq ft

£725,000





A fantastic one bedroom apartment with views toward the river Thames, located on the first floor (with lift) of the ever popular Little Adelphi on John Adam Street. Situated just off the Strand, the building benefits from 24 hour concierge and secure underground parking.

#### What you need to know

- One Bedroom
- First Floor
- 420 Sqft.
- 24 Hour Concierge
- Secure Parking Space
- Bright Southerly Aspect
- Separate Kitchen
- Views Towards Rover Thames
- Service Charge: £5,400 per annum
- Share of Freehold



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### Overview

This bright south facing apartment is presented in fantastic condition, with a well proportioned lateral layout including a modern kitchen and generous bathroom, a modern specification and direct views toward the Thames.

This highly prized building has been popular since it was first developed in the mid-1990's due to its quiet, secluded location nestled between the Strand and the river, but only moments for the hustle & bustle of Covent Garden and with convenient access to the City of London.

The block is served by two passenger lifts and a 24 hour concierge, with this particular example benefitting from a secure car parking space under the building. There is the additional option of a secure store room at a further cost of £125 per year.

The beautiful and serene Embankment Gardens are literally moments away, along with the countless restaurants, boutiques, luxury retailers, coffee shops, bars, and clubs of the wider West End.



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# People Make Places

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We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>	80	85
(81-91)	<b>B</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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
<small>WWW.EPC4U.COM</small>			

## The Little Adelphi, WC2

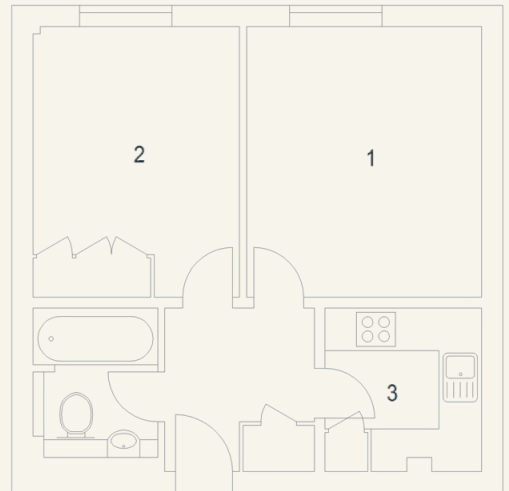
Approximate Gross Internal Area 39 sq m / 420 sq ft

First Floor

1 Reception Room  
3.81 x 3.29M  
12'6" x 10'10"

2 Bedroom  
3.81 x 2.88M  
12'6" x 9'5"

3 Kitchen  
2.31 x 2.21M  
7'7" x 7'3"



Floor Plan produced for Tavistock Bow by Mays Floorplans © . Tel 020 3397 4594  
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