



Adelphi Terrace, John Adam Street
London, WC2N





Set within a meticulously restored Grade-conscious conversion in the heart of the Adelphi Conservation Area, Flat 8 is a beautifully proportioned two-bedroom, two-bathroom apartment on the third floor of Adelphi Terrace — one of just 12 individually crafted homes moments from the Strand, Covent Garden and the Victoria Embankment Gardens.

Behind a striking façade of hand-punched Portuguese Moleanos limestone and dark London stock brick, the apartment opens into a bright, full-width reception with a Juliet balcony, wide-plank interiors finished in veined marble and antique brass, and a fully integrated Italian kitchen by Modulnova with Gaggenau appliances, Taj Mahal marble worktops and a Quooker tap. Both bathrooms are dressed in hand-selected Italian marble with free-standing Corian baths and platinum brass fixtures, while bedrooms are laid with luxury Sylka NuSilk carpet.

The location is unmatched for a share-of-freehold apartment of this calibre: Charing Cross station is under five minutes on foot, six Underground lines converge within walking distance, and the Elizabeth Line has cut the journey to Heathrow via Tottenham Court Road to just 30 minutes. On the doorstep, the Royal Opera House, National Theatre, National Portrait Gallery and London's West End theatre district sit alongside Covent Garden's luxury shopping and dining destination.

A rare opportunity to acquire a sublime apartment of genuine architectural pedigree in one of London's most tightly held addresses — ideal as a full-time central London residence, a pied-à-terre, or an exceptional buy-to-let in a permanent-demand location.

- One of only 12 bespoke apartments
- Share-of-freehold
- Five-star specification throughout
- Unrivalled connectivity

Asking Price £2,150,000

Tenure: Share of Freehold, 989 years underlying lease

Service Charge: £14,972 per annum

Ground Rent: N/A

Local Authority: Westminster

Council Tax Band: G

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

London

WC2H 8JF

coventgarden@chestertons.co.uk

020 3040 8300

[chestertons.co.uk](https://www.chestertons.co.uk)



Third Floor

Approx Gross Internal Area 1066 Sq Ft - 99.03 Sq M

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