



The Little Adelphi

John Adam Street, WC2N

Asking Price £700,000

Set within the highly regarded Little Adelphi development, this bright fifth-floor apartment offers a rare combination of calm, private living in the very heart of London's West End. Designed for the modern London professional, pied-à-terre buyer or international purchaser seeking a turnkey central residence, the apartment pairs generous proportions with an exceptional private roof terrace — an increasingly rare luxury in Covent Garden.

The apartment comprises a spacious double bedroom with direct terrace access, a bright reception room opening onto the same outdoor space, a fully fitted separate kitchen and a well-appointed bathroom. Positioned within a secure portered building with lift access, the home delivers both comfort and convenience in equal measure.

CHESTERTONS



The Little Adelphi

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- Bright one bedroom apartment
- Large private roof terrace
- Fifth floor with lift access
- 24-hour concierge development
- Separate fully fitted kitchen
- Moments from Embankment Gardens & the River Thames
- Excellent transport connections via Embankment Station
- Prime Covent Garden / Strand location



Living at Little Adelphi places you moments from some of London's most iconic destinations. Morning coffee walks through Embankment Gardens, evenings at nearby theatres and restaurants in Covent Garden and Soho, riverside strolls along the Thames and effortless commuting via Embankment Station create a lifestyle defined by culture, connectivity and sophistication. The Northern, Circle, District and Bakerloo lines are all within easy reach, while Charing Cross and the City are just minutes away.

A discreet yet prestigious address in one of central London's most vibrant neighbourhoods, Little Adelphi is perfectly suited to buyers who value location, lifestyle and the rarity of private outdoor space in WC2.

Tenure: Leasehold 969 years 11 months

Service Charge: £6,000 per year

Ground Rent: £TBC

Local Authority: City Of Westminster

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Covent Garden Sales

196 Shaftesbury Avenue

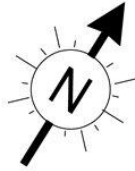
London

WC2H 8JF

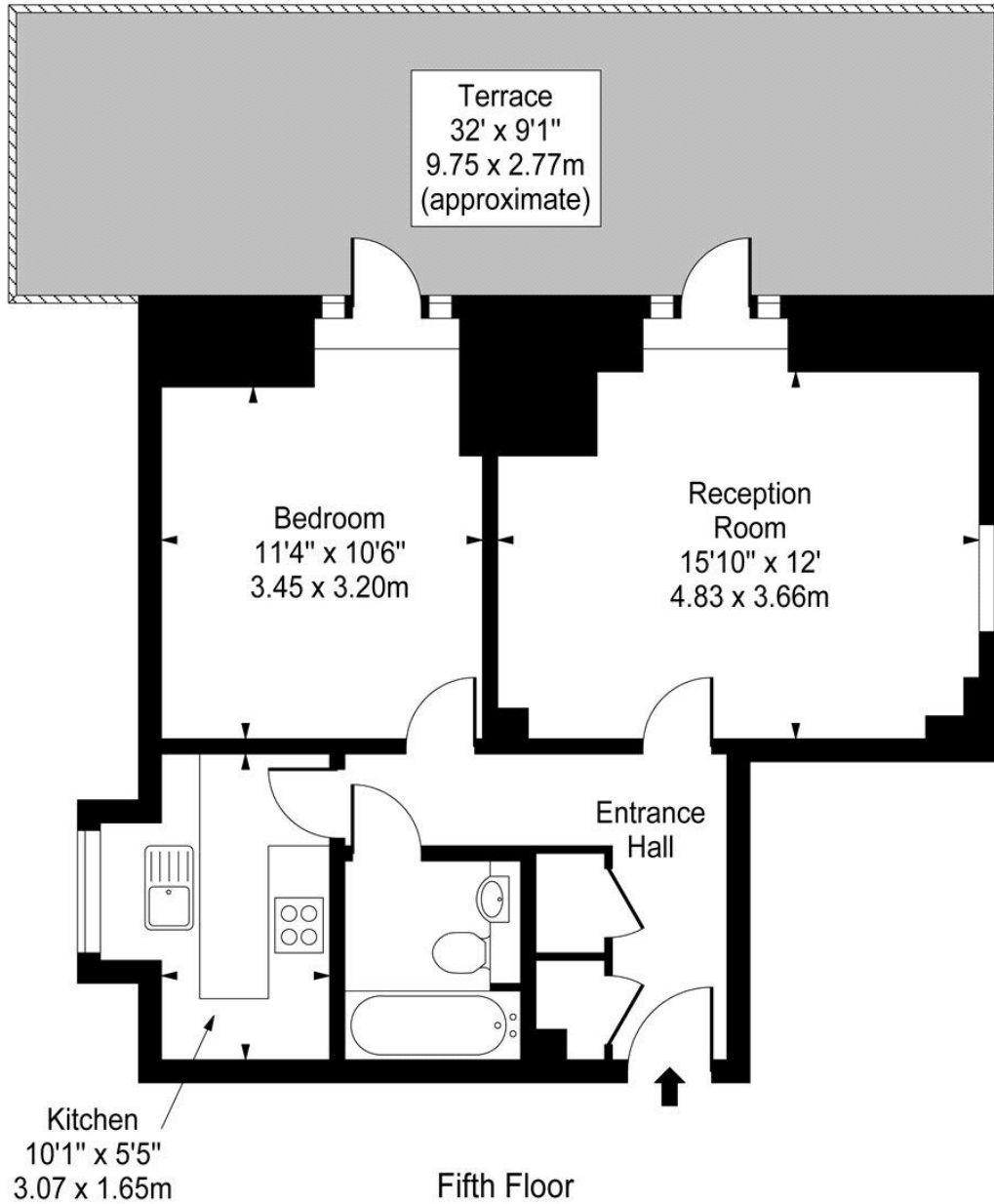
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Approx Gross Internal Area 526 Sq Ft - 48.86 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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