

**For Sale**



**People Make Places**



**John Adam Street, Strand WC2**

1 bedroom | 463 sq ft

£650,000





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.

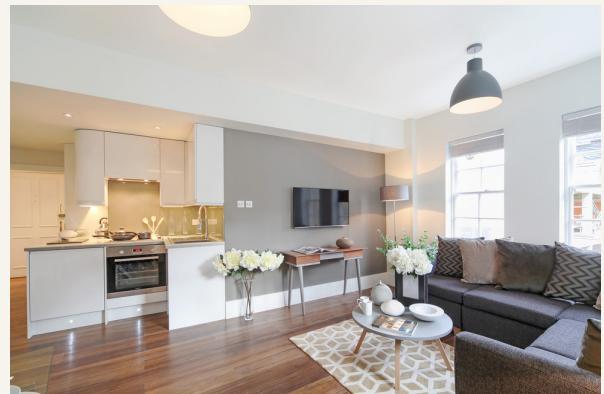


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Tiring of the Covent Garden lifestyle is pretty much impossible, there's just so much to do! But if you feel the need to spread your wings, Soho, Mayfair, the City of London and the South Bank are all within easy reach, not to mention numerous transport options making the area one of the most well connected neighbourhoods in the capital with excellent rail & tube links from Charing Cross and Embankment stations, as well as riverboat services to the City and Canary Wharf from nearby Embankment Pier.

Strand is an important gateway between Westminster and the City of London and home to some iconic locations such as The Savoy Hotel, Bush House, The Adelphi and Somerset House, with the wonderful open space of Victoria Embankment Gardens overlooking the River Thames provides a welcome relief from city life.



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# People Make Places

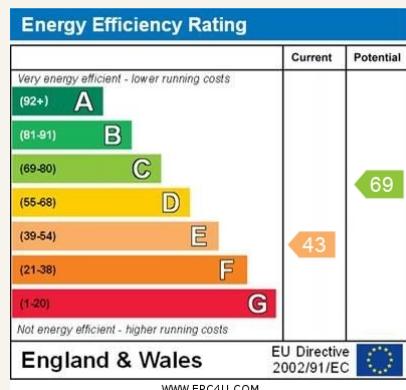
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And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

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

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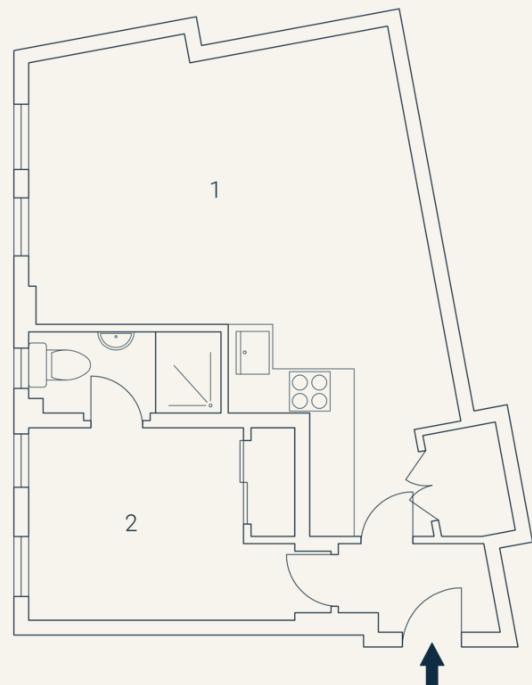
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Approximate Gross Internal Area 43 sqm/ 463 sq ft

Third Floor

1 Reception/  
Kitchen  
5.00 x 4.90M  
16'5" x 16'1"

2 Bedroom  
3.60 x 2.60M  
11'10" x 8'6"



**tavistockbow**

21 New Row, Covent Garden,  
London, WC2N 4LE

t: 020 7477 2177

e: hello@tavistockbow.com

w: tavistockbow.com



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