



## **RUSSELL SIMPSON**

Tasteful two bedroom flat in the  
heart of the West End

JOHN ADAM STREET  
COVENT GARDEN WC2N

John Adam Street

£940 P/W

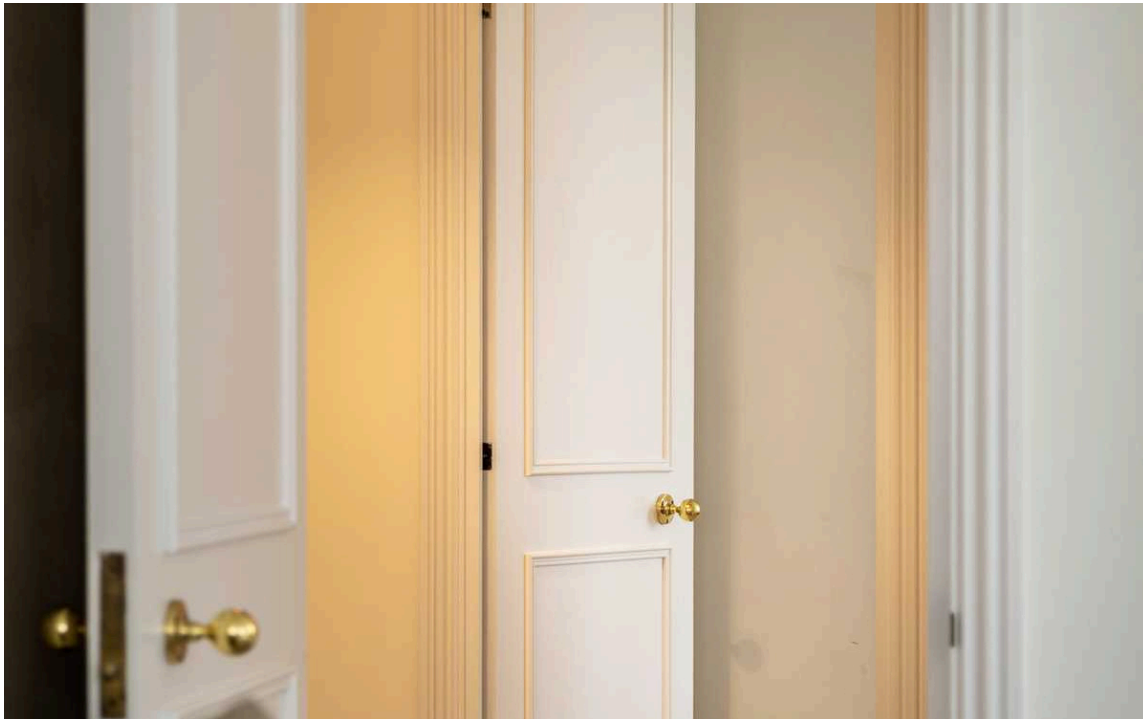
<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>726 <small>SQ FT</small></div> <div>67 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>FURNISHED STATUS</div> <div>Furnished</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>Westminster City, G</div>



## The Property

Two bedroom flat with porter and lift, available to let in an historic Central London neighbourhood.

Entering the flat on the third floor, a central hall allows access to each room. The reception room includes an open-plan kitchen, with enough space for separate dining and seating areas. This room has been recently refurbished, with wooden floors and sash windows on two sides, increasing the sense of space and light.



## The Bedrooms

Next door is a principal bedroom with an ensuite bathroom. On the opposite side of the hall is a second bedroom with adjacent bathroom. Both bedrooms include inbuilt storage, as does the entrance hall. Upcycled materials have been used throughout to improve sustainability.



# History

The original Adelphi Buildings, constructed by the Adam brothers, were among the first neoclassical buildings in London (1768-72). Most were pulled down in the 1930s, replaced by a magnificent Art Deco office block called the New Adelphi building, which has been recently restored. The Little Adelphi stands opposite. Though constructed in 1965, it was designed to fit the historic character of the neighbourhood. Residents benefit from a porter and a lift.



## The Neighbourhood

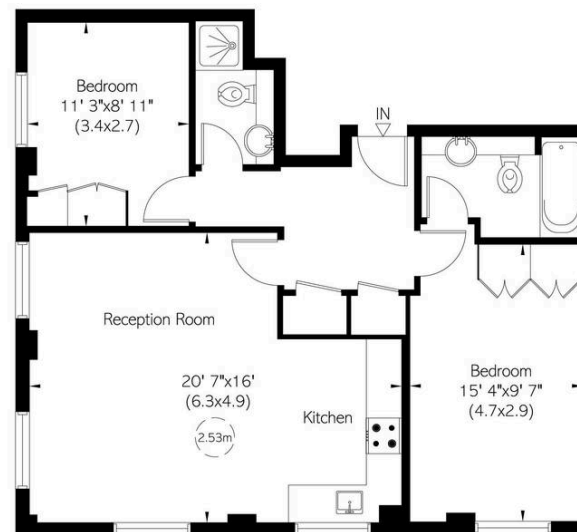
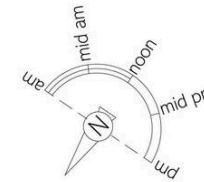
The property is exceptionally well-located for London's West End. Embankment and Charing Cross underground stations are both a few minutes' walk away, as well as the celebrated shops, restaurants and theatres of Covent Garden. The Thames is also close, with the pedestrianised embankment along the South Bank within easy reach.

# The Little Adelphi, John Adam Street, WC2

Approximate Internal Area  
726 sq ft/ 67 sq m

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This plan is for layout guidance only.  
Not drawn to scale unless stated. Windows  
and door openings are approximate. Whilst  
every care is taken in the preparation of this  
plan, please check all dimensions, shapes,  
and compass bearings before making any  
decisions reliant upon them.



Third Floor

**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)