



JOHN ADAM STREET, COVENT GARDEN, WC2N
£1,495,000 SHARE OF FREEHOLD

Winkworth



JOHN ADAM STREET, WC2N

A spacious three-bedroom two bathroom flat on the second floor, approximately 1295sq ft, situated in a small residential block.

The property features a separate shower room and WC, a good-sized balcony and underground parking.

The property offers an excellent position of tranquillity. Just a short distance away from Trafalgar Square, Kings College, Covent Garden, the West End, Green Park and Horse Guards Parade. The river Thames is on your doorstep for scenic walks.

Leasehold: Approx. 973 years remaining plus share of freehold.

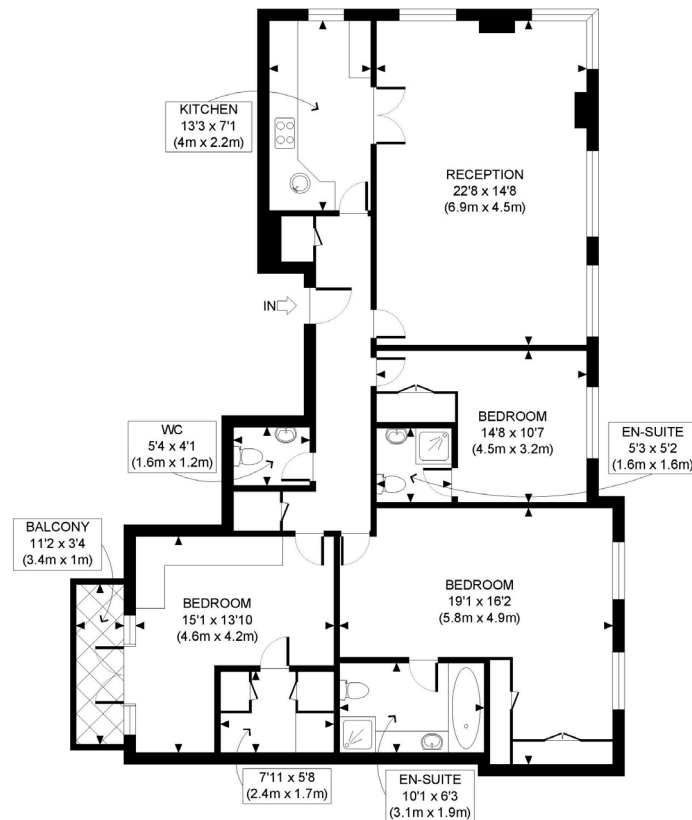
Service Charge: Approx. £6,000 per annum

Ground Rent: NIL

Council Tax: Band H payable £2,038 per annum







SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1295 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1295 SQ FT/ 120 SQM

Winkworth

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS .CO.UK
THE STEP BY STEP GUIDE TO PROPERTY PHOTOGRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

West End | 020 7240 3322 | westend@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth