



ABBEY ROAD, LONDON, NW8
£625,000

Carter Jonas

ABBEY ROAD, LONDON, NW8

The apartment comprises a generous reception room, a well-proportioned bedroom and a contemporary bathroom, with the accommodation finished to a high standard throughout. The building also offers an impressive range of amenities, including a swimming pool, 24-hour concierge service and the added benefit of a secure allocated underground parking space.

The property is ideally located for everything St John's Wood has to offer, with the shops, cafés and restaurants of the High Street all within easy reach. St John's Wood Underground Station is also nearby, providing convenient access via the Jubilee Line, while Lord's Cricket Ground is just a short walk away.

AMENITIES

- 24hr Concierge
- Parking
- Swimming Pool
- Lift

TENURE Leasehold 125 years from 29 September 1991

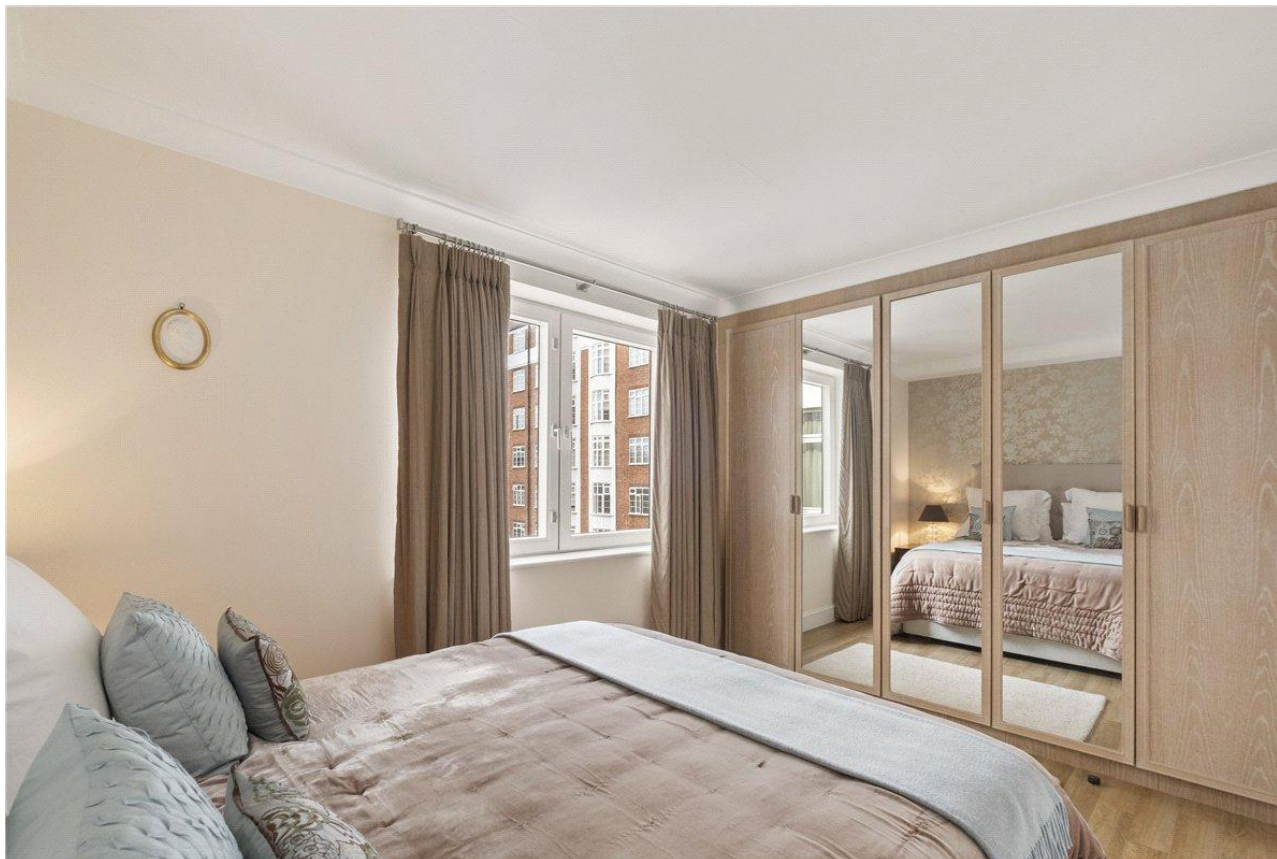
LOCAL AUTHORITY Westminster

EPC BAND D

SERVICE CHARGE £7,379 per annum

GROUND RENT £450 per annum

POSITIONED ON THE FIFTH FLOOR OF A WELL-MAINTAINED DEVELOPMENT IN THE HEART OF ST JOHN'S WOOD, THIS BRIGHT AND BEAUTIFULLY PRESENTED ONE-BEDROOM APARTMENT OFFERS EXCELLENT LIVING SPACE.

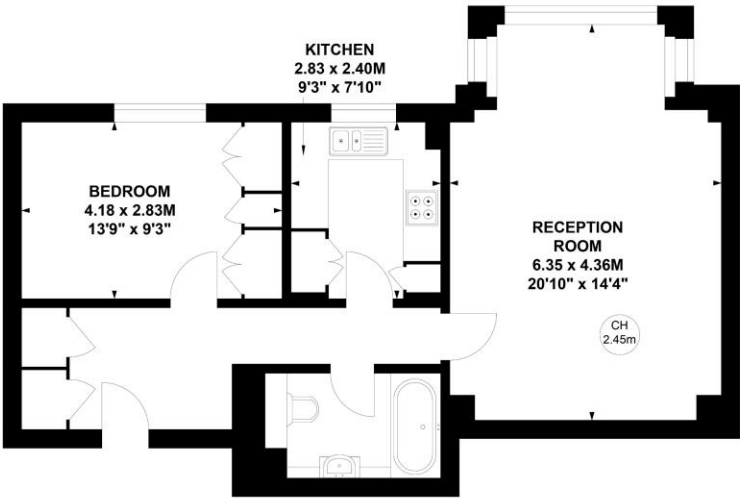




Abbey Road, NW8

Approximate gross internal area
61.96 sq m / 667 sq ft

Key :
CH - Ceiling Height



Fifth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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

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