



Abbey Gardens, NW8

£825,000 *Share of Freehold*



A beautiful, two-bedroom maisonette, with direct access to a private garden, located on a peaceful tree-lined street just off Abbey Road. This delightful property has an open-plan kitchen which leads into an interconnecting reception / dining area, plus the rare benefit of a separate utility room and storage. This convenient location is less than half a mile away from St John's Wood High Street, Lord's Cricket Ground and two Underground Stations (Jubilee & Bakerloo Lines). Offered for sale with no onward chain.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- Two Double Bedrooms
- Inter-Connecting Reception / Dining Room
- Open-Plan Kitchen
- Private Rear Garden
- Separate Utility Room
- Fitted Storage
- Family Bathroom
- Peaceful Location



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 23/06/2164

Service Charge: £667.25 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: D

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

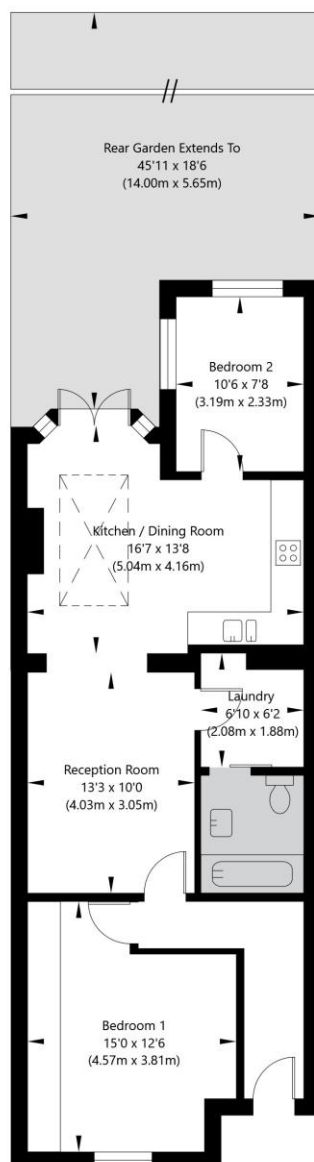
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260276>

Abbey Gardens, London, NW8 9AT

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 70.18 SQ M / 755 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 70.18 SQ M / 755 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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