



Abbey House, St John's Wood, London, NW8

£390,000 *Leasehold*



A well-appointed, one-bedroom apartment which requires modernisation. This property benefits from fitted storage, a separate kitchen and a private Juliet balcony overlooking communal gardens. Access to this particular property is from Garden Road, which is peacefully positioned just behind Abbey Road. This wonderful location provides very easy access to St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground, which are all within a half-mile radius. Offered for sale with no onward chain.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Bedroom
- Bathroom
- Reception Room
- Kitchen
- Juliet Balcony
- Communal Gardens
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 31/10/2968

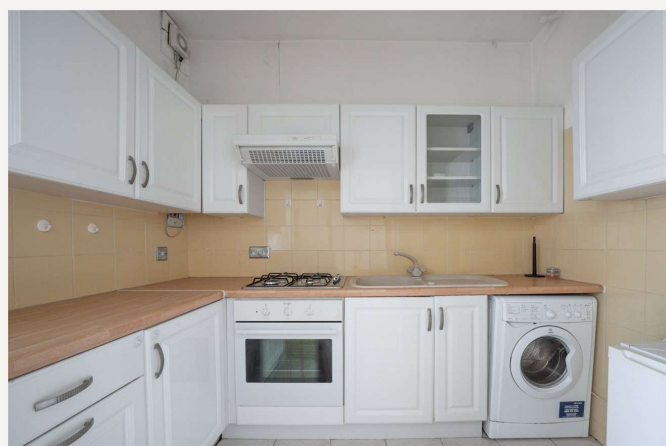
Service Charge: £2,430.38 per annum

Service Charge Note: Additional Reserve Fund Contribution of £1,497.30 per annum

Ground Rent: £25 Annually (subject to increase)

Council Tax Band: C

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

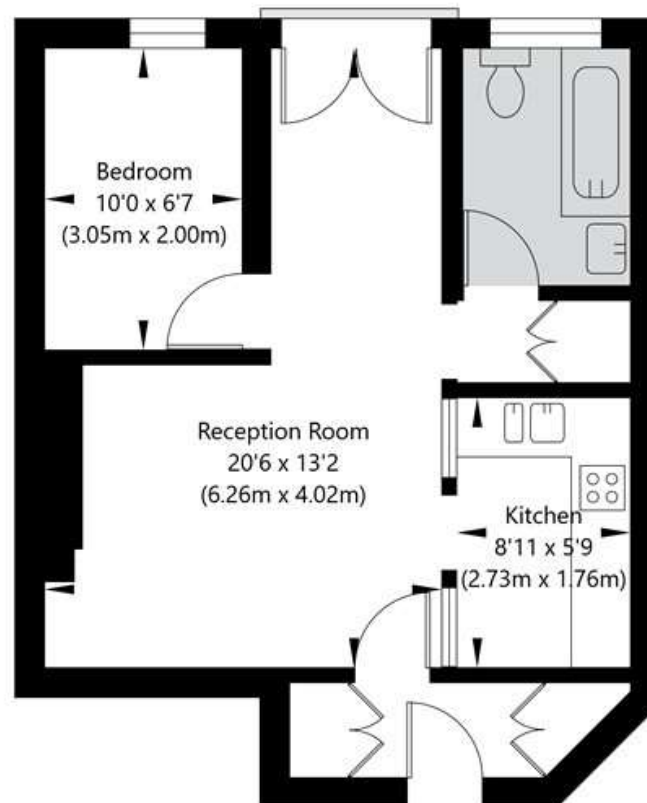
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260071>

Abbey House, Abbey Road, London, NW8 9BY

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 40.57 SQ M / 437 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 40.57 SQ M / 437 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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