



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

£5,999,950 *Leasehold*

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We are proud to present this remarkable five-bedroom apartment, in one of St John's Wood's most iconic developments which provides direct access to Regent's Park via beautifully manicured communal gardens. This property has been renovated to exacting standard throughout, with herringbone parquet flooring, air-conditioning to every room, a separate kitchen with Miele appliances and stone countertops, with an inter-connecting utility room. Every bedroom has a silk and velvet carpet, bespoke wardrobes, an en-suite shower / bathroom plus floor-to-ceiling curtains. The property further benefits from Lutron LED Lighting and WIFI thermostatic controls for the central heating. Abbey Lodge forms part of the Crown Estate and is perfectly positioned less than half a mile away from Lord's Cricket Ground, St John's Wood High Street and Baker Street Station (Jubilee Line, Bakerloo Line, Metropolitan Line, Circle and Hammersmith & City Line). The property is being sold with an extended lease and no onward chain



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Four further Bedrooms with En-Suite Shower Rooms
- Reception/Dining Room
- Guest WC
- Utility Room
- Kitchen/Breakfast Room
- Passenger Lift
- Air Conditioning
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Date: To be sold on a long lease exceeding 100 years

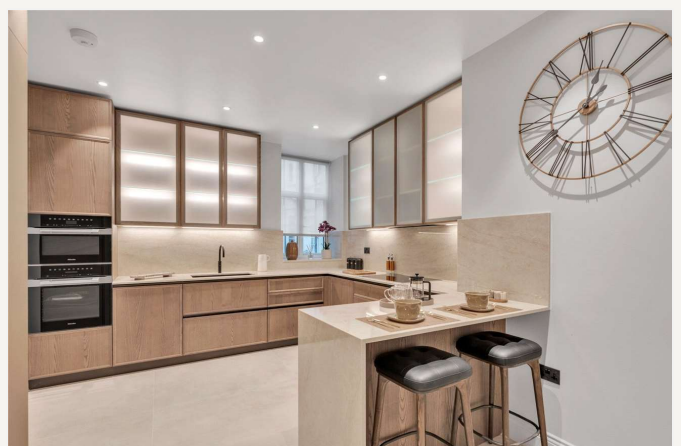
Service Charge: £20,741.19 per annum

Service Charge Note: Additional Reserve Fund Contribution of £12,812.50 per annum

Ground Rent: £250 Annually (subject to increase)

Council Tax Band: H

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	84 B
55-68	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/SJD260220>

Abbey Lodge, Park Road, London NW8 7RJ

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 256.59 SQ M / 2762 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA APPROX. 256.59 SQ M / 2762 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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