

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

6 2 6

£6,950,000 *Leasehold*

We are delighted to offer for sale this remarkable, and rarely available six-bedroom apartment which measures 3,690 sq. ft. This magnificent property has tall ceiling heights throughout, with inset LED spotlights and benefits from a 30ft reception room with an inter-connecting 22ft dining room. There are six en-suite bathrooms, bespoke fitted wardrobes and a master bedroom (with dressing area) which overlooks Regent's Park. Abbey Lodge is an iconic development which forms part of the Crown Estate and is superbly located less than a mile away from both Baker Street and St John's Wood Underground Stations, there is also residents' parking subject to availability. Both Lord's Cricket Ground and the newly landscaped St John's Wood High Street, with its rich selection of restaurants and boutique shopping facilities, are less than half a mile away





Winkworth St John's Wood

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KEY FEATURES

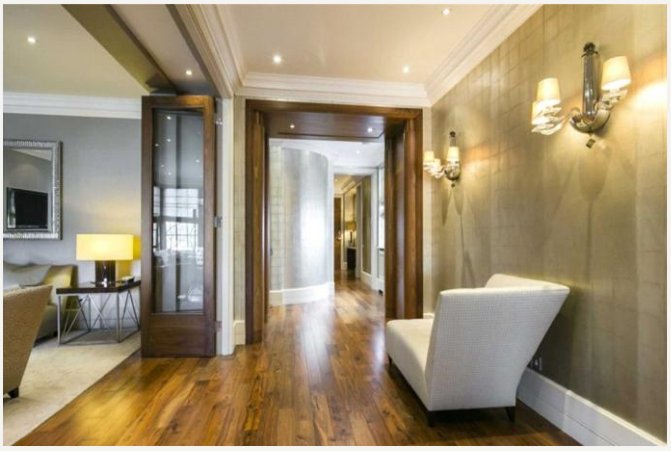
- Principal Bedroom with Dressing Room
- Five Further Bedrooms
- Reception Room
- Dining Room
- Eat-in Kitchen
- Six Bathrooms
- 24 Hour Porterage
- Passenger Lift
- Air Conditioning
- Off-Street Parking
- Communal Gardens
- Leasehold



MATERIAL INFO

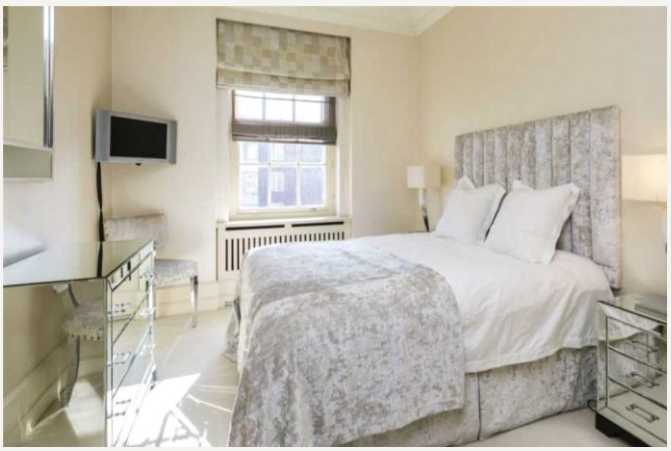
Tenure: Leasehold
Lease Expiry Date: 04/07/2139
Service Charge: £35,356.48 per annum
Service Charge Note: Includes a Reserve Fund Contribution of £13,320.00
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: H
EPC rating: C

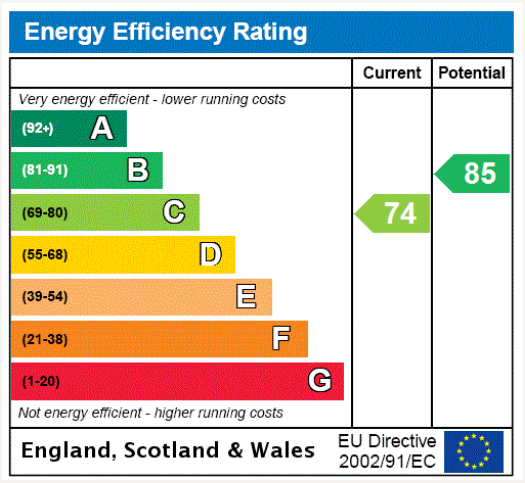






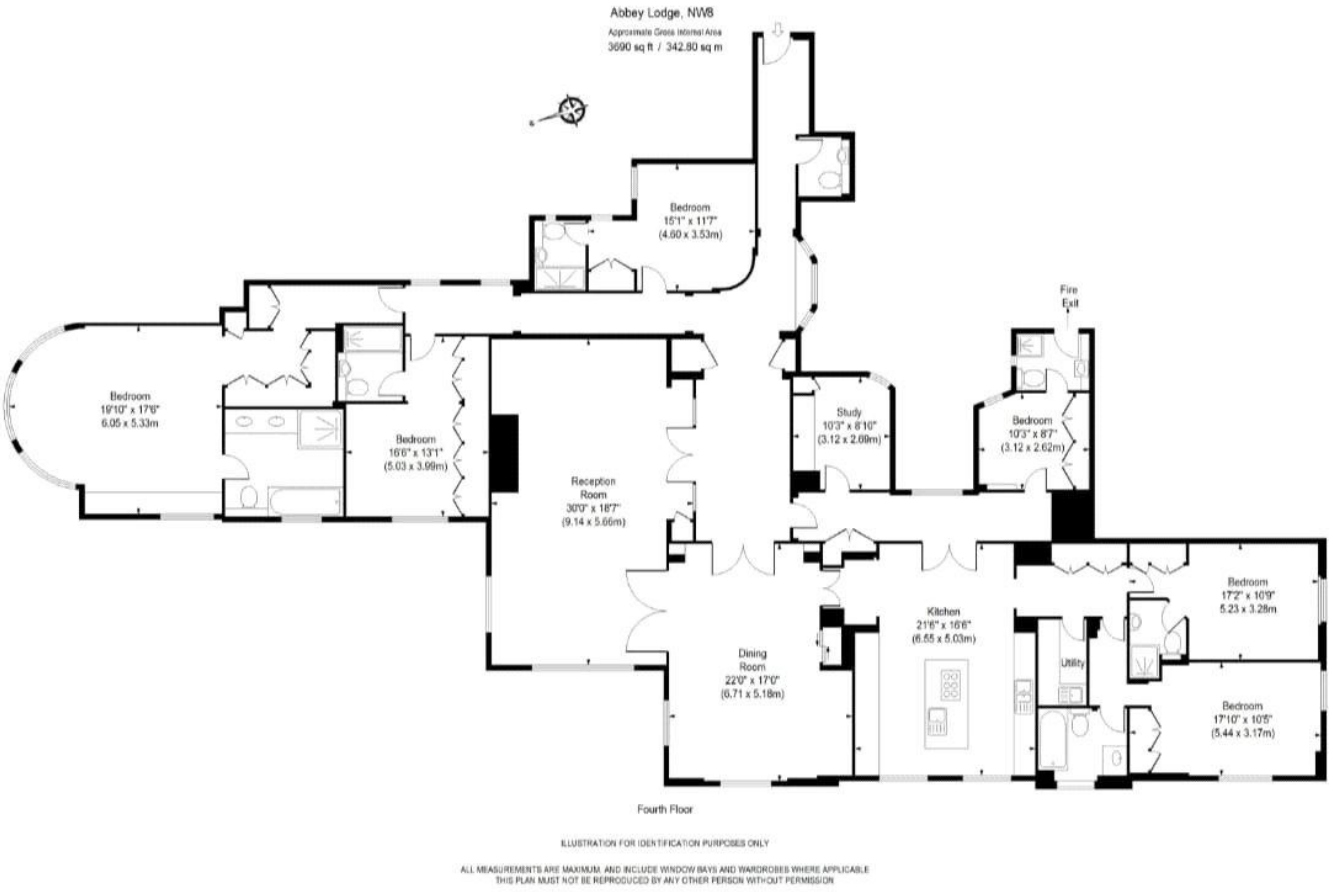






For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/SJD240063



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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