



## ABBEY ROAD, ST JOHN'S WOOD, LONDON, NW8 £750,000 LEASEHOLD

Located on the famous Abbey Road, which is renowned for the Beatles crossing and Abbey Road Studios, you will find this well presented two-double bedroom apartment situated on the lower ground floor of a delightful converted period house. The apartment benefits from its own front door, period features, a separate kitchen and a private rear patio and a communal front patio. The property is offered for sale with no onward chain and the closest Underground Station is St John's Wood (Jubilee line) 0.4 miles.

Two Bedrooms | One Bathroom | Private Front Door | Private Patio | Leasehold

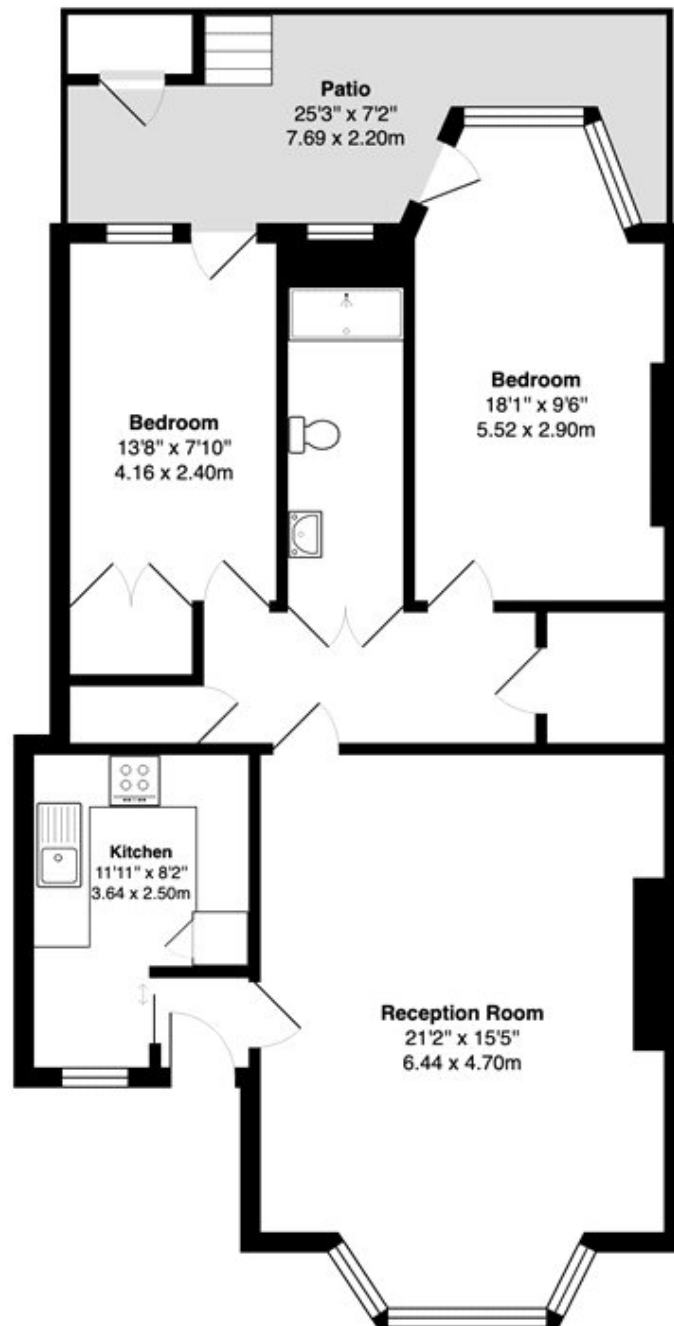
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**Lower Ground Floor**

Abbey Road NW8

Total Gross Area: 890 ft<sup>2</sup> ... 82.7 m<sup>2</sup> (excluding patio)

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 01/01/2983

**Service Charge:** £3,321.3 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** E

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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