



ABBEY ROAD, ST JOHN'S WOOD, LONDON, NW8 £695,000 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.

For Sale by Auction on 4th September 2025, bidding will open at 09.00 | Prior Auction purchase is available | All bidders and prospective buyers must register in advance of the auction in order to bid or purchase | A Buyer's Premium of 1 % plus VAT of the purchase price will apply to this property, subject to a minimum fee of £6,000 including VAT, whichever is greater.

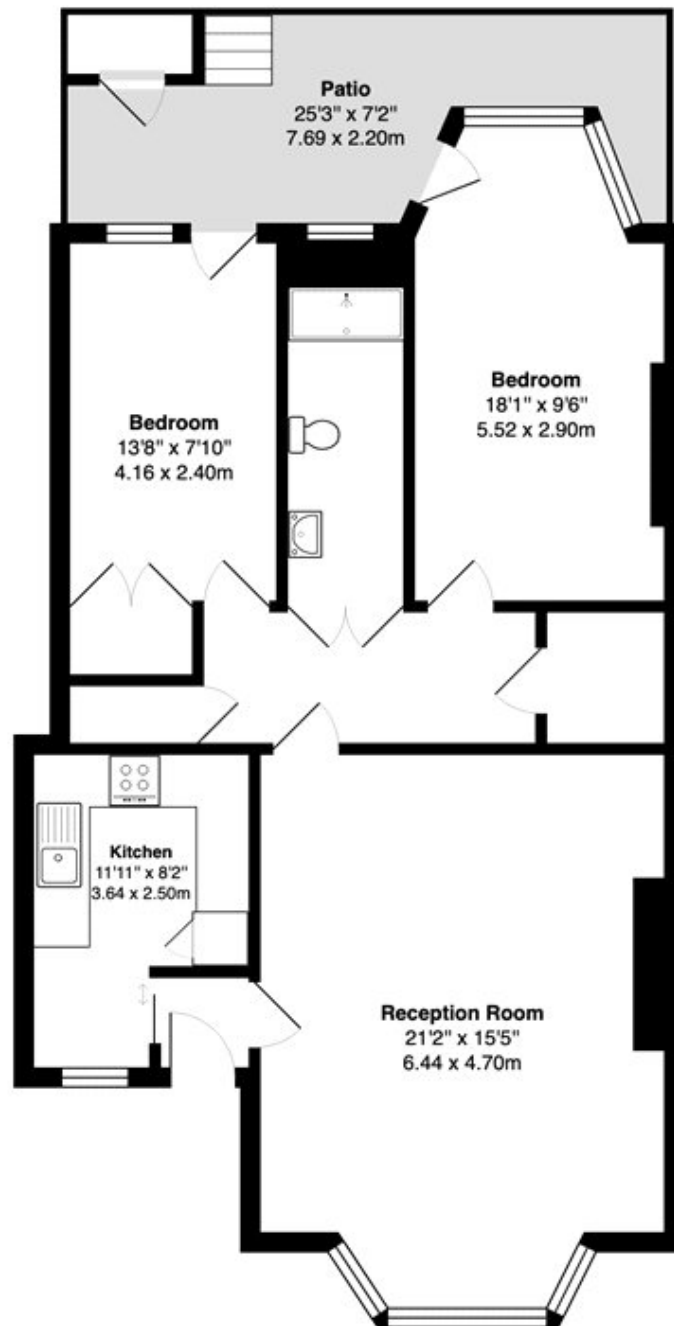
Two Bedrooms | One Bathroom | Private Front Door | Private Patio | Leasehold | Car Parking
Space Available by Separate Negotiation

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[winkworth.co.uk/st-johns-wood](https://www.winkworth.co.uk/st-johns-wood)





Lower Ground Floor

Abbey Road NW8

Total Gross Area: 890 ft² ... 82.7 m² (excluding patio)

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



FOR SALE BY AUCTION

Winkworth are offering this property for sale by auction in partnership with SmartPropertyAuctions.co.uk.

- All viewings and general enquiries should be directed to the Winkworth office.
- To access the legal pack, register to bid, and take part in the auction, please scan the QR code or visit the link.
- Prior Auction Purchase Available.
- All bidders and prospective buyers must register in advance of the auction in order to bid or purchase
- A Buyer's Premium of 1% plus VAT of the purchase price will apply to this property, subject to a minimum fee of £6,000 including VAT, whichever is greater.



tobid.co.uk/abbey



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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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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | stjohnswood@winkworth.co.uk

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