



ABBEY ROAD, ST JOHN'S WOOD, LONDON, NW8 £1,095,000 SHARE OF FREEHOLD

A rare opportunity to purchase this two double-bedroom, garden maisonette with two bathrooms, an allocated parking space and a separate utility room. This spacious property measures 1095 sq ft GIA and is perfectly positioned on the world-famous Abbey Road. St John's Wood High Street & Underground Station (Jubilee Line) plus Lords' Cricket Ground are all within a half-mile radius with Regent's Park and Marylebone Station (Bakerloo Line) less than one mile away. Offered for sale with no onward chain.

Principal Bedroom with En-Suite Bathroom | Second Bedroom | Family Bathroom | Separate Reception Room | Kitchen/Dining Room | Utility Room | Allocated Off Street Parking Space | Private Entrance | Share of Freehold

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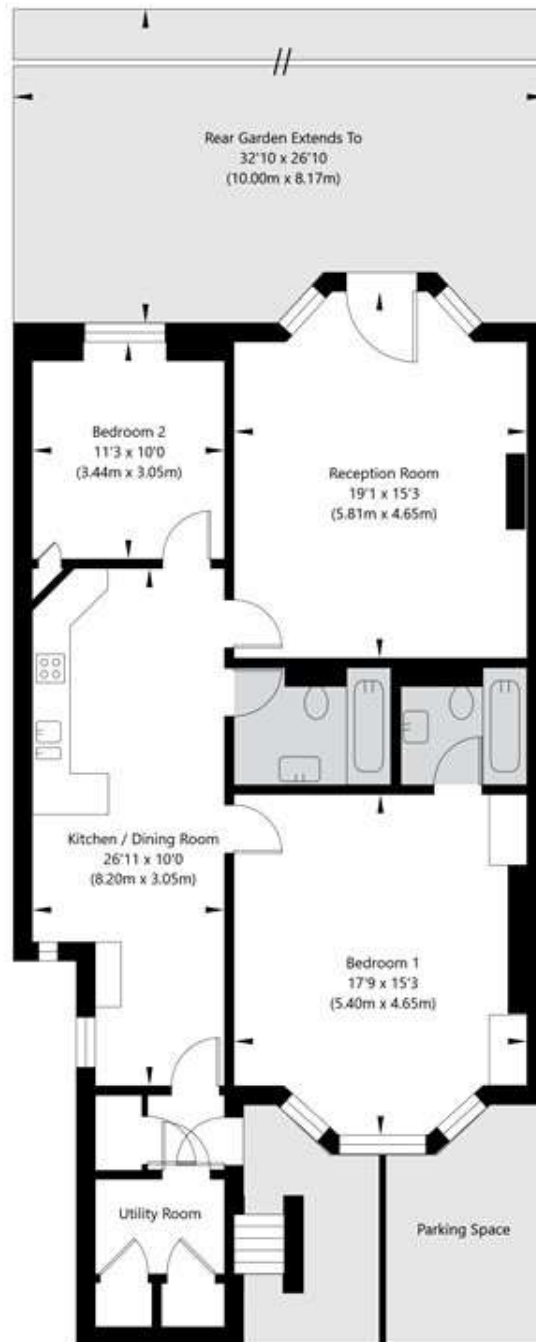
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Abbey Road, London NW8 9AU

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 101.69 SQ M / 1095 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 101.69 SQ M / 1095 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: Expires - 25/12/2115

Service Charge: £3,611.5 per annum

Ground Rent: £400 Annually (subject to increase)

Council Tax Band: F

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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