

## ABBEY LODGE, ST JOHN'S WOOD, LONDON, NW8 £5,950,000 LEASEHOLD

We are delighted to have been instructed to sell this bright and beautifully renovated spacious apartment (circa 2,400 sq. ft.) with well-proportioned accommodation set on the first floor of one of St John's Wood's most sought after and prestigious apartment buildings backing onto Regent's Park. The apartment benefits from a large reception room, a stunning kitchen, four double bedrooms, all with en-suite, a guest WC, air-conditioning and Lutron lighting. Abbey Lodge is situated on the outer circle of the famous Regent's Park and is located between St John's Wood Underground Station (Jubilee line) 0.7 miles and Baker Street Underground Station (Jubilee line, Circle line, Metropolitan line & Bakerloo line) 0.6 miles with extensive facilities and access to multiple shopping areas.

Principal Bedroom with En-Suite Bathroom and Walk In Wardrobe | Three Further Bedrooms all with En-Suite Shower Rooms | Separate Kitchen | Reception Room | Utility Room | Guest WC | Air Conditioning | Lutron Lighting | Porterage | Passenger Lift | Leasehold

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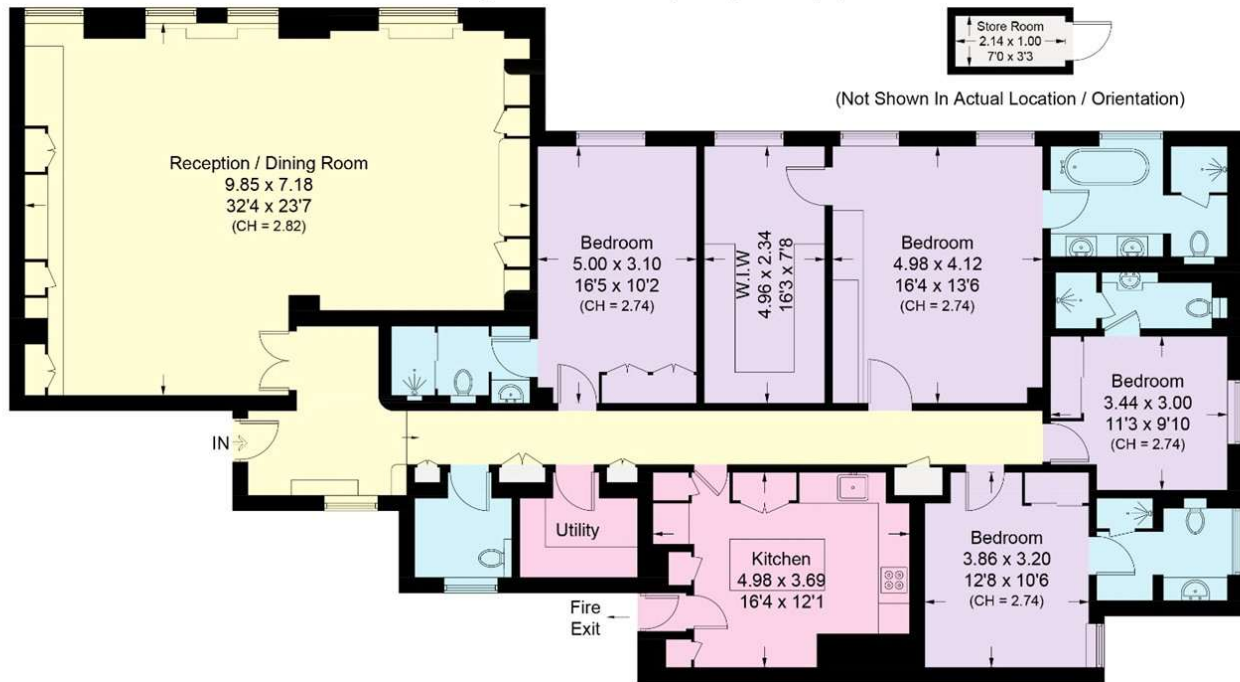
## Abbey Lodge, NW8

Approximate Area = 223.4 sq m / 2405 sq ft

Store Room = 2.3 sq m / 25 sq ft

Total = 225.7 sq m / 2430 sq ft

Including Limited Use Area (0.7 sq m / 7 sq ft)



### First Floor

Approximate Area = 223.4 sq m / 2405 sq ft

Including Limited Use Area (0.7 sq m / 7 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 02/01/2144

**Service Charge:** £24,501.02 per annum

**Ground Rent:** £375 Annually (subject to increase)

**Council Tax Band:** H

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](mailto:stjohnswood@winkworth.co.uk)

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