



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

£450,000 *Share of Freehold*



A well-appointed, one bedroom, first-floor apartment, set within this secure, period development which is located on the world-famous Abbey Road. This delightful property benefits from an open-plan kitchen with breakfast bar, study area and a private balcony. St John's Wood High Street & Underground Station (Jubilee Line) plus Lord's Cricket Ground are all approximately half a mile away with Regent's Park and Baker Street approximately one mile away.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- One Bedroom
- One Reception Room
- One Bathroom
- Open-Plan Kitchen
- Balcony
- Leasehold



MATERIAL INFO

Tenure: Share of Freehold

Term: 942 year and 10 months

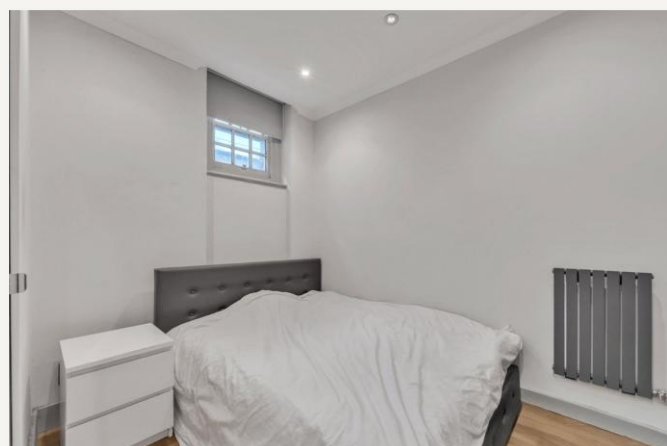
Service Charge: £3658.76 per annum

Service Charge Note: Includes reserve fund of £1,320.16

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: C

EPC rating: E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

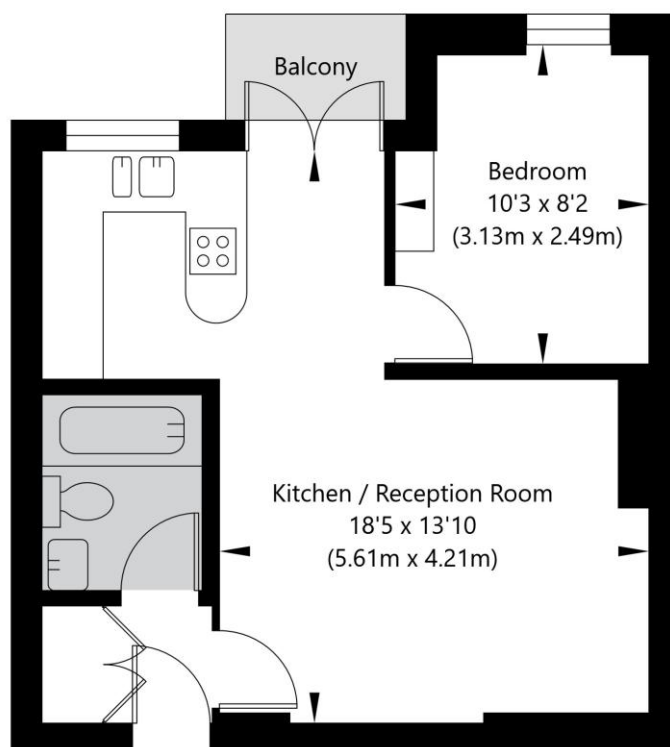
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250304>

Abbey House, 1A Abbey Road, London NW8 9BT

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 35.54 SQ M / 383 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 35.54 SQ M / 383 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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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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