

## ABBEY ROAD, ST JOHN'S WOOD, LONDON, NW8 £895,000 LEASEHOLD

A unique opportunity to purchase this spacious, two double bedroom apartment with two bathrooms and bespoke fitted wardrobes. The property benefits from oak engineered wooden flooring throughout, an open-plan kitchen/reception area and an allocated parking bay, set behind a gated entrance. This iconic building which forms part of a working church, is located on the world famous Abbey Road, which is less than a mile away from St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground.

Principle Bedroom with En-Suite Shower Room | Second Bedroom | Bathroom | Open Plan Kitchen/Reception Room | Allocated Parking Space | Leasehold

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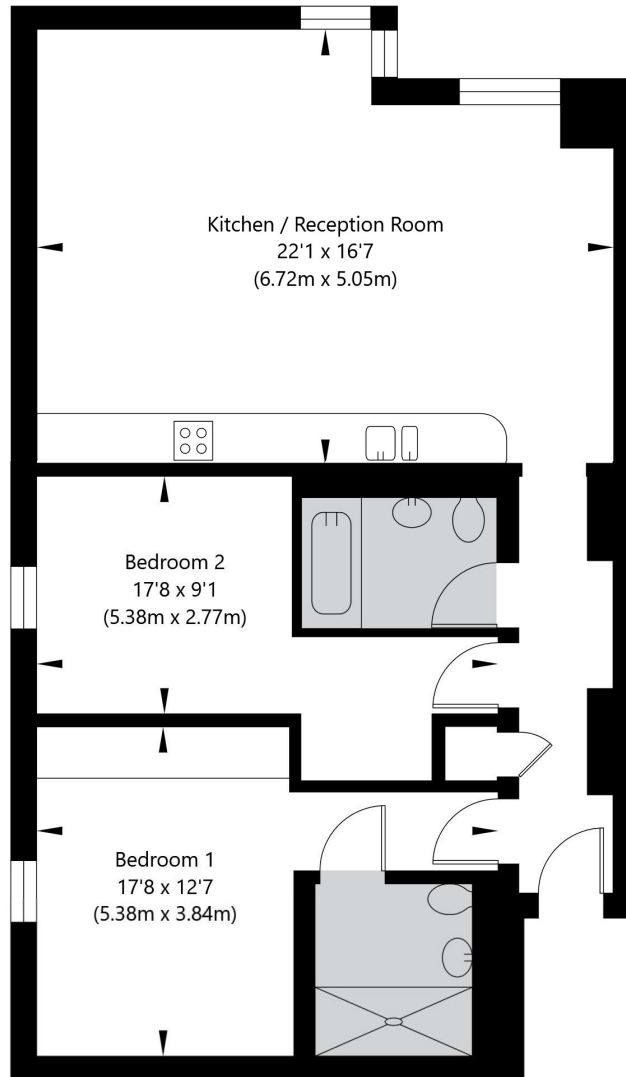
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# Abbey Road, London NW8 9GS

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 75.37 SQ M / 811 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 75.37 SQ M / 811 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 01/01/2133

**Service Charge:** £3,764.2 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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**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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