

## ABBEY ROAD, ST JOHN'S WOOD, LONDON, NW8 £1,250,000 LEASEHOLD

A stunning two-double bedroom apartment, located on the fourth-floor of this luxurious, portered development with secure parking and a residents' swimming pool. The flat is fully double-glazed throughout and benefits from a 29ft reception room, a separate bespoke fitted kitchen, feature LED ceiling lights and heating, two bathrooms (one en-suite), fitted wardrobes and a murphy bed in the guest bedroom. This modern development was constructed at the turn of the century and is located on the world-famous Abbey Road famous for the BBC recording studios. Both St John's Wood High Street and Underground Station (Jubilee Line) are less than 0.5 miles away.

Principle Bedroom with En-Suite Shower Room | Second Bedroom | Bathroom | Separate Kitchen  
| Reception Room | Residents Parking | Residents Swimming Pool | Porterage | Passenger Lifts

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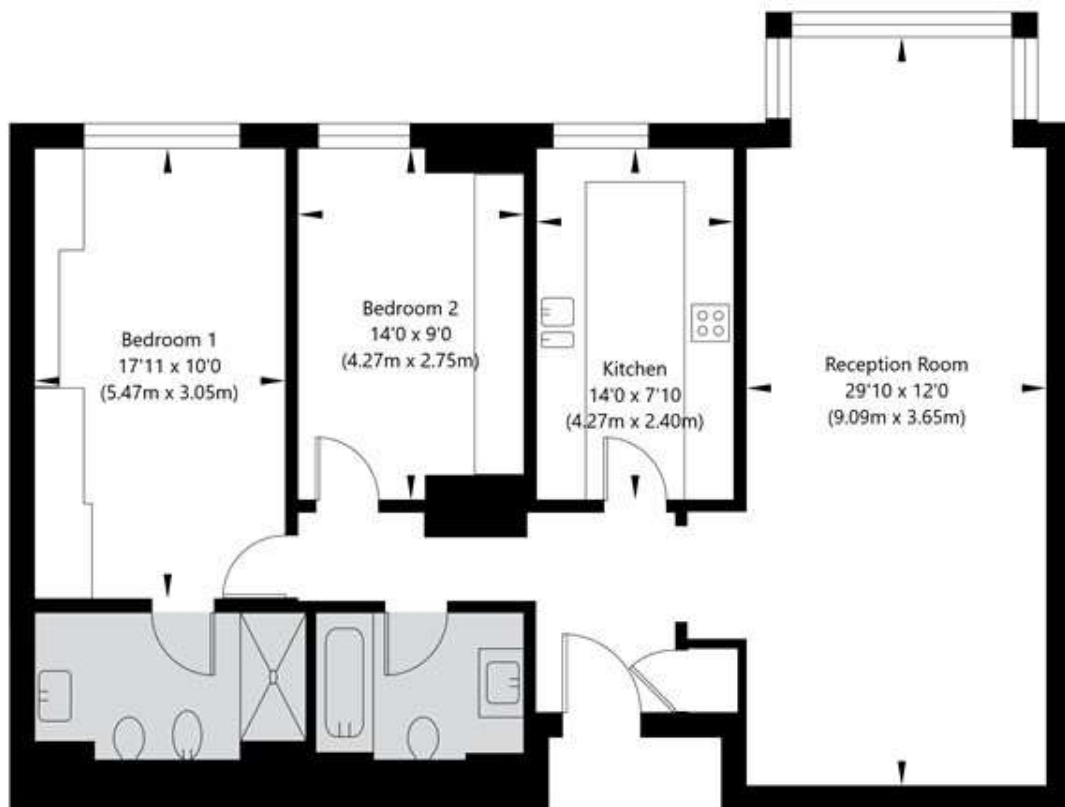
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# Abbey Road, London NW8 9BJ

Fourth Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 96.37 SQ M / 1037 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 96.37 SQ M / 1037 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             |         | 83 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold

**Term:** Expires - 29/09/2116

**Service Charge:** £11,308.86 per annum

**Ground Rent:** £600 Annually (subject to increase)

**Council Tax Band:** G

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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