

ABBEY ROAD, ST JOHN'S WOOD, LONDON, NW8 £1,150,000 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

Winkworth

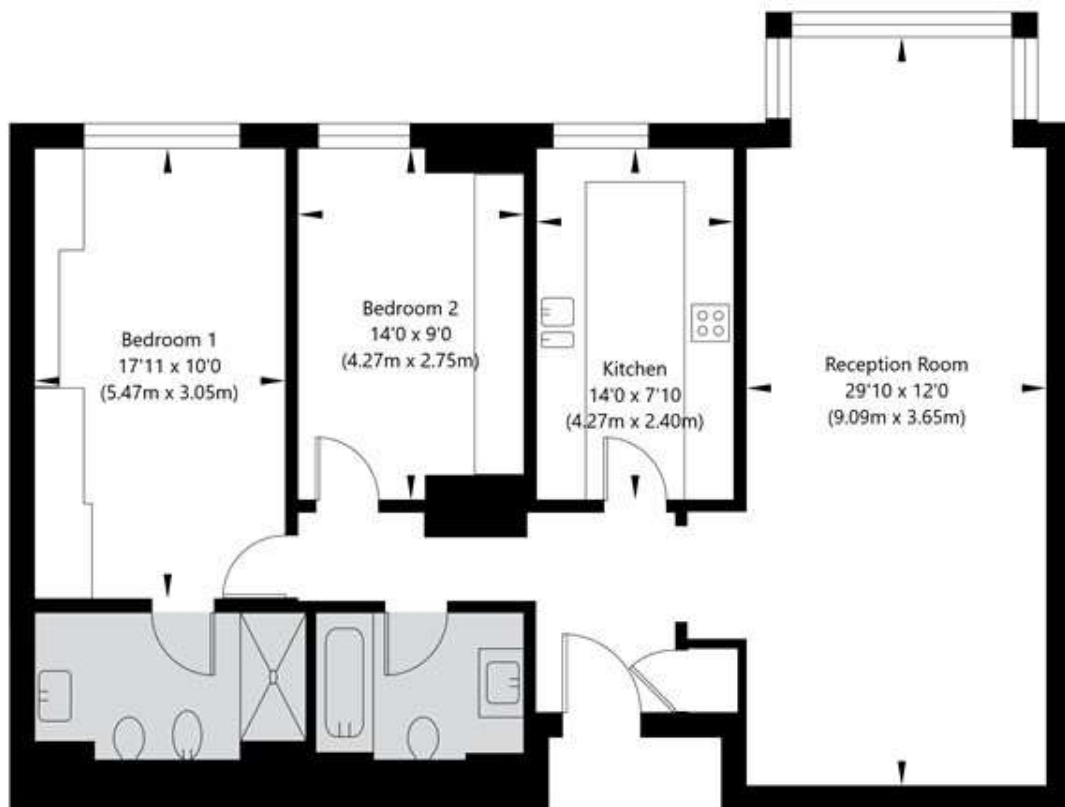
for every step...

winkworth.co.uk/st-johns-wood



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
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

| 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.

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. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Winkworth in the particulars or by word of mouth or in writing "information" as being factually accurate about the property, its condition or its value. Winkworth does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). These particulars are prepared on the basis of the information supplied by our client and are a rough guide for information only. The photographs show only certain parts of the property. We are not able to check all of the information and therefore are unable to guarantee accuracy. All interested parties are therefore advised to undertake all necessary inspections and checks that they deem appropriate. Where displayed, the square footage is taken from the floor plans, which are created by an independent supplier. These measurements are approximate and included for illustrative purposes only. The measurements may vary. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Amenities and appliances have not been tested

St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk/st-johns-wood

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.