



ABBEY ROAD, ST JOHN'S WOOD, LONDON, NW8 £1,100,000 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 | Portage | Passenger Lifts

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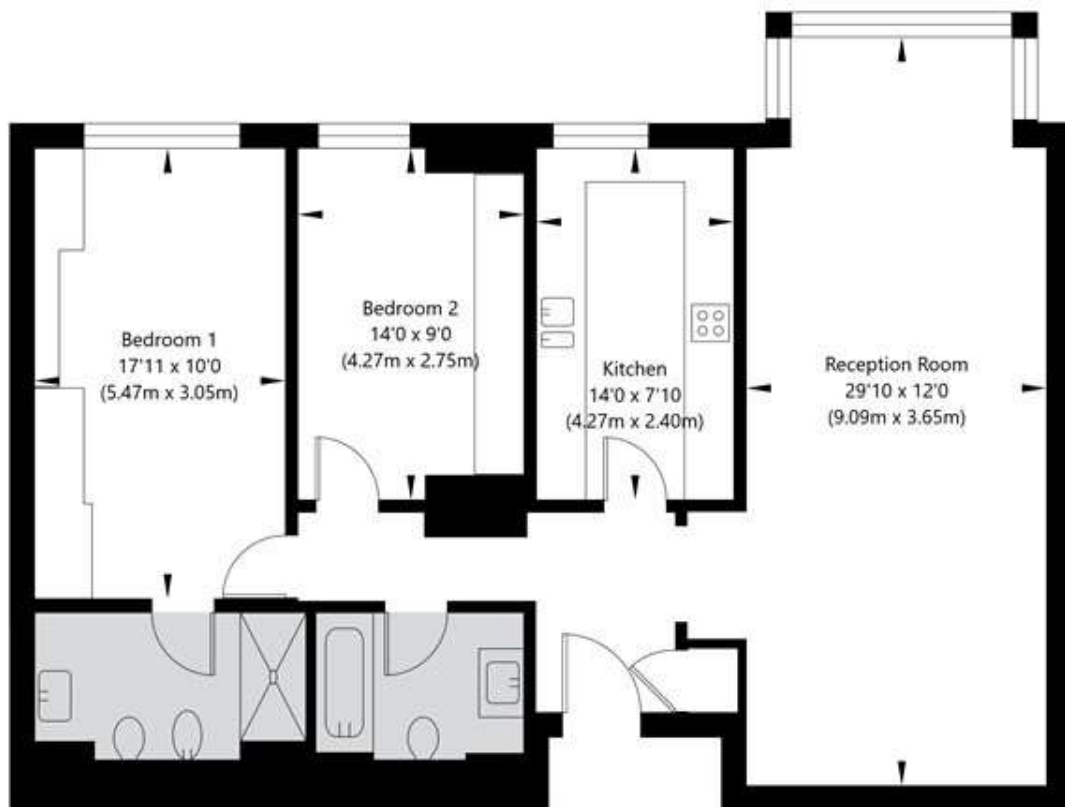
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Abbey Road, London NW8 9BJ

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

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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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