

ABBEY LODGE, PARK ROAD, REGENT'S PARK, LONDON, NW8 £5,950,000 LEASEHOLD

A simply stunning, six bedroom, third-floor apartment with five bathrooms, which has been fully renovated to a high standard throughout. The property measures just under 2700 sq ft GIA and boasts a 940 sq ft open-plan reception/dining room which leads on to a bespoke fully fitted eat in kitchen, with a breakfast bar and integrated Siemens appliances. This wonderful home benefits from great natural light throughout, LED lighting, air-conditioning, 3 metre ceiling heights and combines both modern and traditional detailing seamlessly well. This iconic development which forms part of the Crown Estate has a well manicured garden which leads directly on to Regent's Park. Lord's Cricket Ground, St John's Wood High Street and Baker Street Underground Station (Jubilee, Metropolitan, Bakerloo, Circle Hammersmith & City Lines) are all within a half mile radius.

Six Bedrooms | Five Bathrooms (all en-suite) | Guest WC | Reception/Dining Room | Eat in Kitchen | Air-conditioning | Off-Street Parking | Communal Gardens | 24-Hour Porterage | Passenger Lift | 2,655 SQFT | Long Leasehold

View our virtual tour here: <https://www.youtube.com/watch?v=QcPGB5wrhOY>

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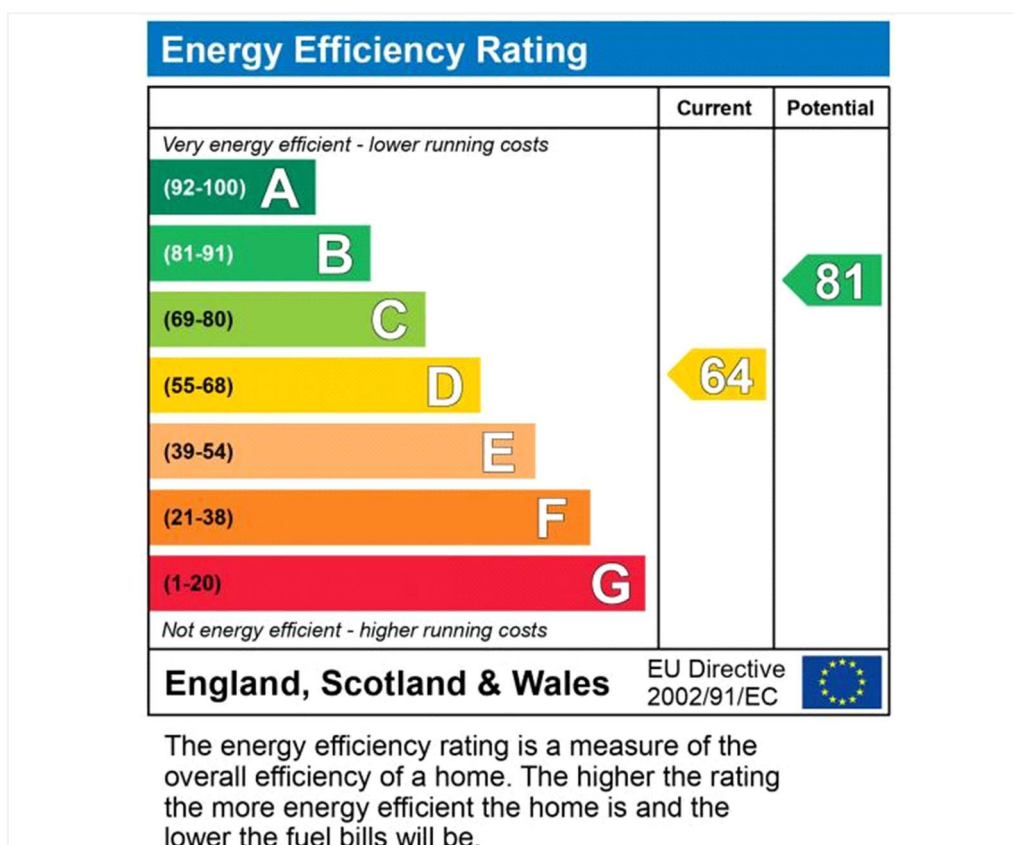
Abbey Lodge, Park Road, London NW8 7RJ

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 246.63 SQ M / 2655 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 246.63 SQ M / 2655 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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Tenure: Leasehold

Term: Expires - 28/09/2164

Service Charge: £25,798.12 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: H

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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