



## Abbey Lodge, Regent's Park, London, NW8

£5,500,000 *Leasehold*

6 1 5

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.



**Winkworth St John's Wood**

020 7586 7001 | [stjohnswood@winkworth.co.uk](mailto:stjohnswood@winkworth.co.uk)



## KEY FEATURES

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



## MATERIAL INFO

**Tenure:** Leasehold

**Lease Expiry Date:** 28/09/2164

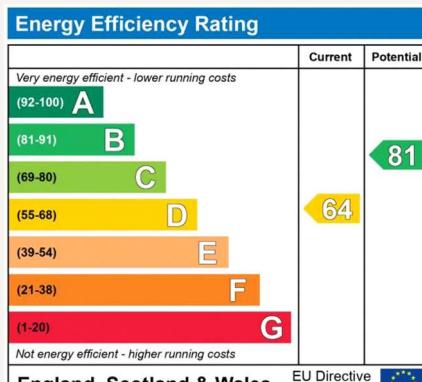
**Service Charge:** £25,798.12 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** H

**EPC rating:** D





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250203>

## 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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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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