



ABBEY COURT, ST JOHN'S WOOD, LONDON, NW8 £725,000 LEASEHOLD

A spacious three-bedroom apartment (1102 sq ft GIA) located on the fourth-floor of this impressive, red-brick development. The property boasts a 22ft double reception room with French doors leading on to a modest balcony, over-looking the world-famous Abbey Road. Further benefits include a separate eat-in kitchen, as well as a family bathroom plus a guest WC. St John's Wood High Street, Underground Station (Jubilee Line) and Lords' Cricket Ground are all within half a mile radius. This property is offered for sale with no onward chain and the current lease-term expires 01/04/2069

Three Bedrooms | Double Reception Room | Family Bathroom | Guest WC | Eat In Kitchen | French Doors | Balcony

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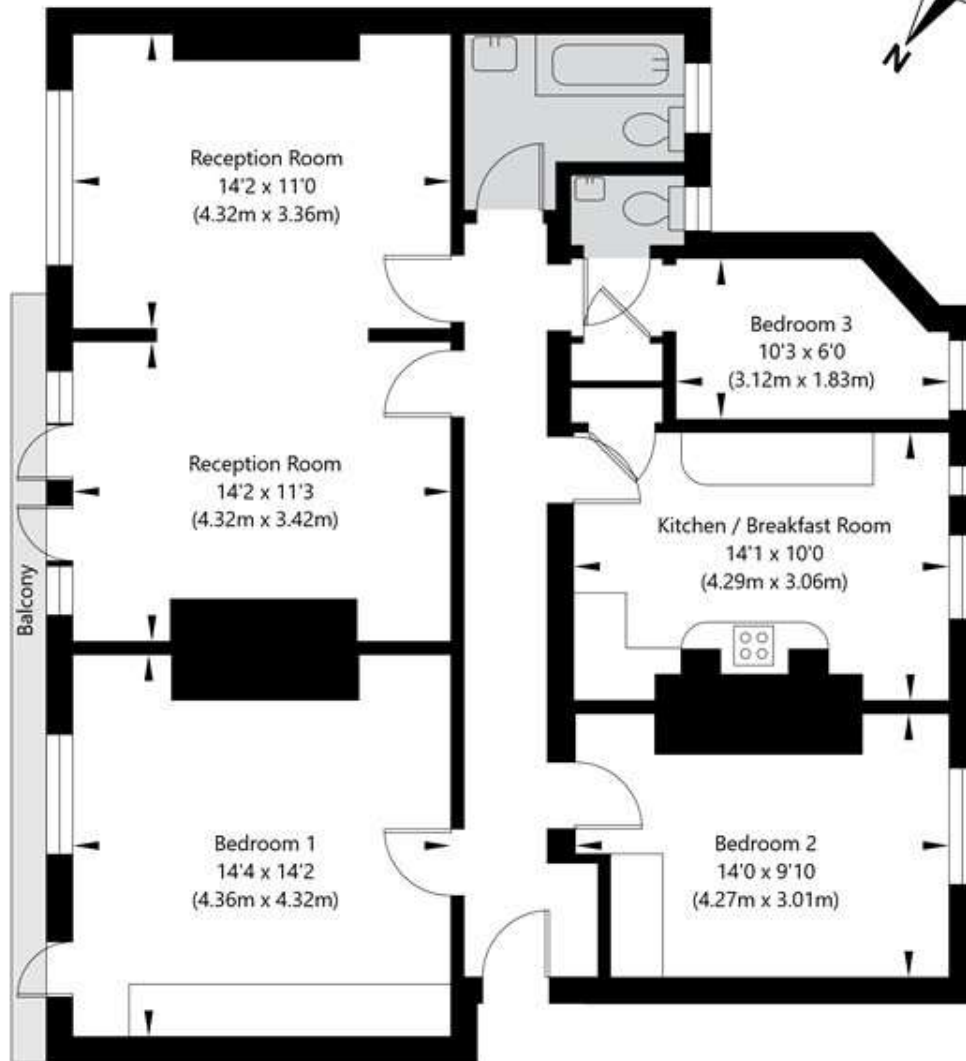
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Abbey Court Abbey Road, London NW8 0AU

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 102.42 SQ M / 1102 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 102.42 SQ M / 1102 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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 01/04/2069

Service Charge: £5,498.5 per annum

Ground Rent: £90 Annually (subject to increase)

Council Tax Band: F

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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