



Abbey Lodge, Regent's Park, London, NW8

£5,700 per week *Furnished, Unfurnished*

6  1  5 

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



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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*Tenant fees may apply. Details of tenant fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with any fees before making an offer to rent and your local Winkworth office can provide written details upon request.



DESCRIPTION

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.

MATERIAL INFO

Deposit: £34,200.00

Holding Deposit: 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

Council Tax Band: H



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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