



ABBEY LODGE, ST JOHN'S WOOD, LONDON, NW8 £7,950,000 LEASEHOLD

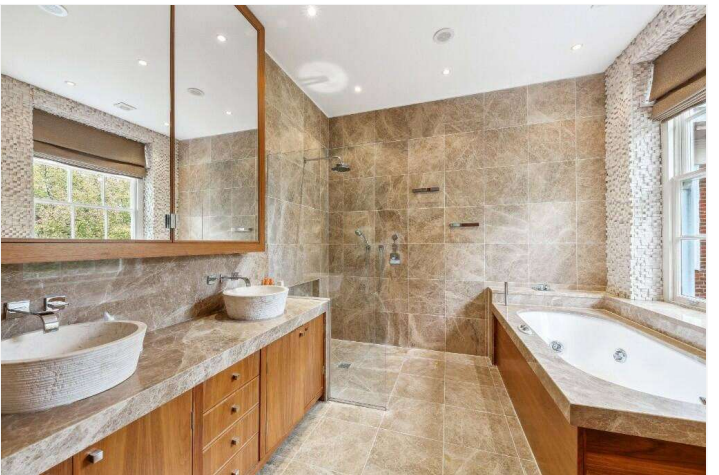
We are delighted to offer for sale this remarkable, and rarely available six-bedroom apartment which measures 3,690 sq. ft. This magnificent property has tall ceiling heights throughout, with inset LED spotlights and benefits from a 30ft reception room with an inter-connecting 22ft dining room. There are six en-suite bathrooms, bespoke fitted wardrobes and a master bedroom (with dressing area) which overlooks Regent's Park. Abbey Lodge is an iconic development which forms part of the Crown Estate and is superbly located less than a mile away from both Baker Street and St John's Wood Underground Stations, there is also residents' parking subject to availability. Both Lord's Cricket Ground and the newly landscaped St John's Wood High Street, with its rich selection of restaurants and boutique shopping facilities, are less than half a mile away.

Principle Bedroom with Dressing Room | Five Further Bedrooms | Reception Room | Dining Room
| Eat-in Kitchen | Six Bathrooms | 24 Hour Portage | Passenger Lift | Air Conditioning | Off-
Street Parking | Communal Gardens | Leasehold

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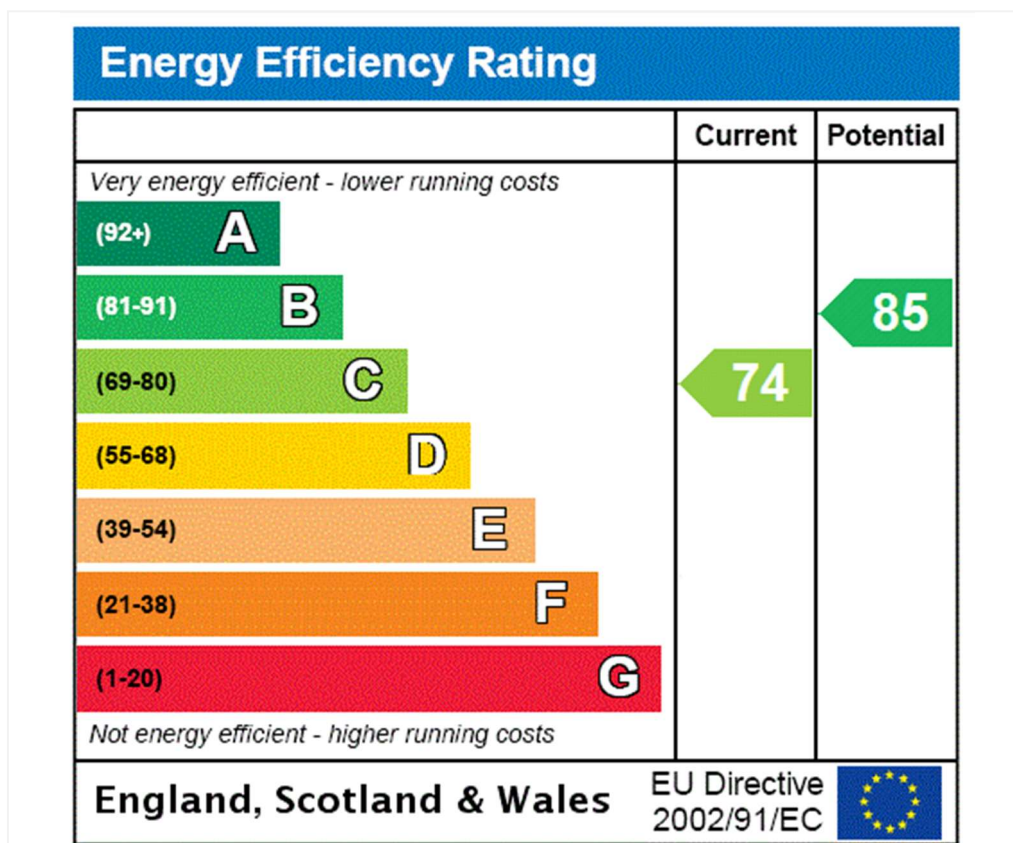
Abbey Lodge, NW8
Approximate Gross Internal Area
3690 sq ft / 342.80 sq m



Fourth Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Tenure: Leasehold

Term: Expires - 04/07/2139

Service Charge: £35,356.48 per annum

Ground Rent: £0 Annually

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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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |

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