

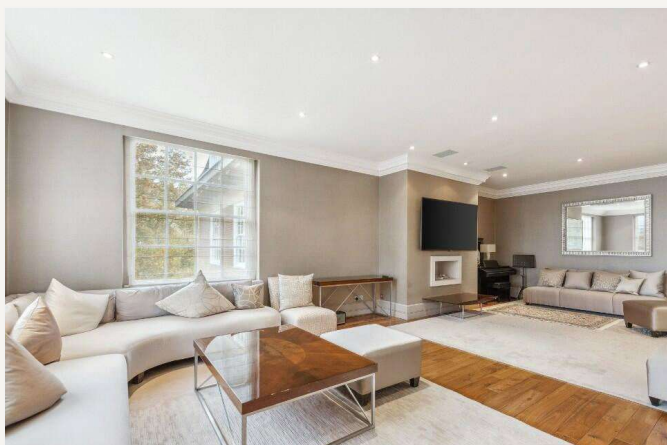


Abbey Lodge, St John's Wood, London, NW8

£7,500,000 *Leasehold*

6  2  6 

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.



St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Principal 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



MATERIAL INFO

Tenure: Leasehold

Term: 113 year and 6 months

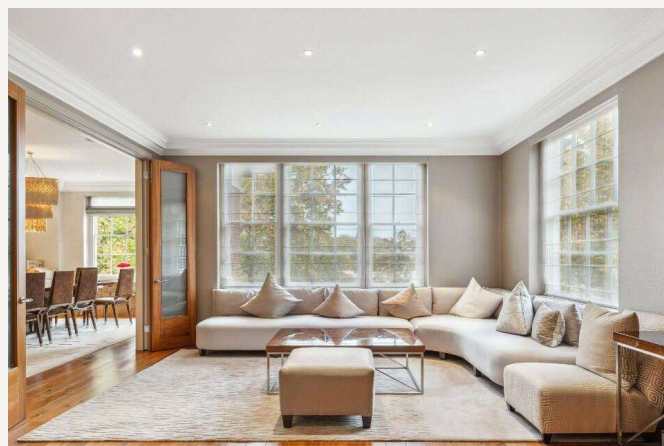
Service Charge: £35,356.48 per annum

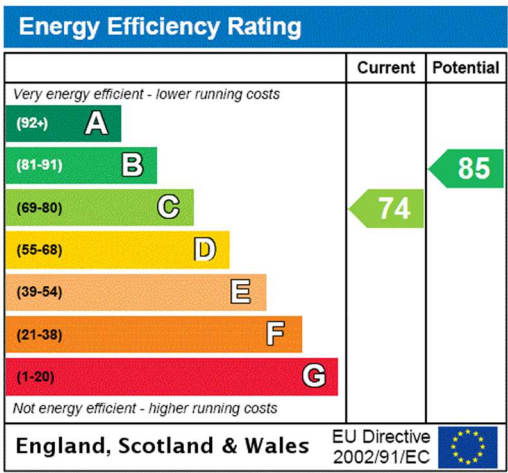
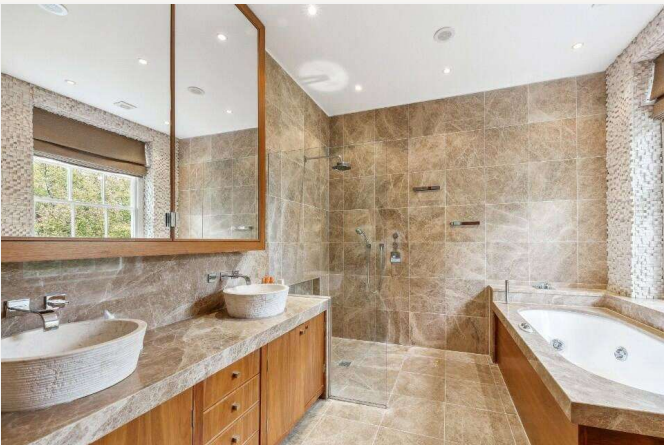
Service Charge Note: Includes a Reserve Fund Contribution of £13,320.00

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: H

EPC rating: C





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



<https://www.winkworth.co.uk/sale/property/SJD240063>

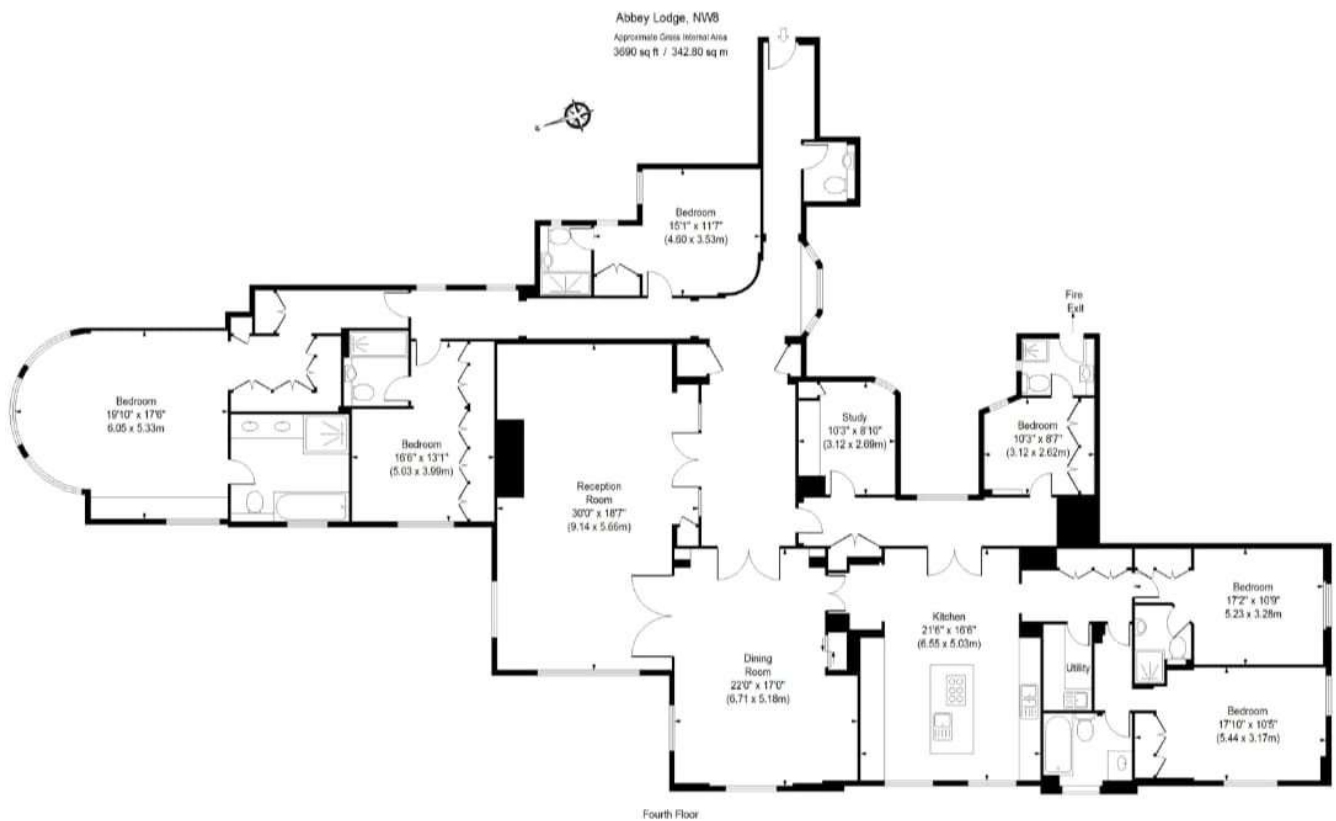


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

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.

St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.