



Abbey Gardens, NW8

£850,000 *Share of Freehold*



A beautiful, two-bedroom maisonette, with direct access to a private garden, located on a peaceful tree-lined street just off Abbey Road. This delightful property has an open-plan kitchen which leads into an interconnecting reception / dining area, plus the rare benefit of a separate utility room and storage. This convenient location is less than half a mile away from St John's Wood High Street, Lord's Cricket Ground and two Underground Stations (Jubilee & Bakerloo Lines). Offered for sale with no onward chain.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

for every step...



KEY FEATURES

- Two Double Bedrooms
- Inter-Connecting Reception / Dining Room
- Open-Plan Kitchen
- Private Rear Garden
- Separate Utility Room
- Fitted Storage
- Family Bathroom
- Peaceful Location



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 23/06/2164

Service Charge: £667.25 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: D

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

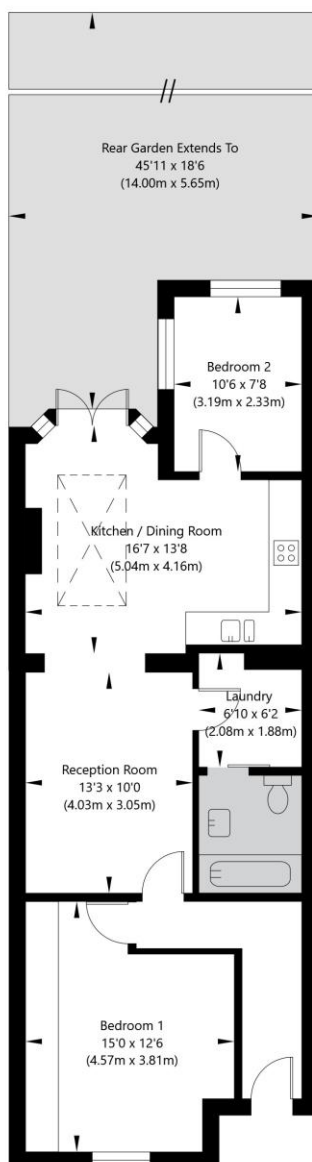
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260276>

Abbey Gardens, London, NW8 9AT

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 70.18 SQ M / 755 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 70.18 SQ M / 755 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

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.

Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

Winkworth

for every step...

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.