



Abercorn Place, St John's Wood, London, NW8

£399,950 *Leasehold*



A brighter than usual, one double-bedroom apartment located on the sixth-floor of this popular period development, with far-reaching south-facing views. Further benefits include a communal garden, multiple passenger lifts and a 24-hour porter. Ideally located just off the world-famous Abbey Road, with St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground all within a half-mile radius. Furthermore, both Regent's Park and Little Venice are just under a mile away.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Bedroom
- Shower Room
- Open Plan Kitchen/Reception Room
- Communal Garden
- 24 Hour Porter
- Passenger Lift
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 29/09/2129

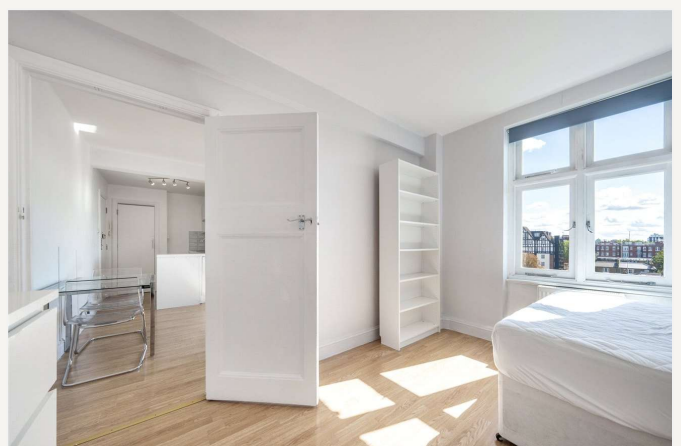
Service Charge: £4,547.08 per annum

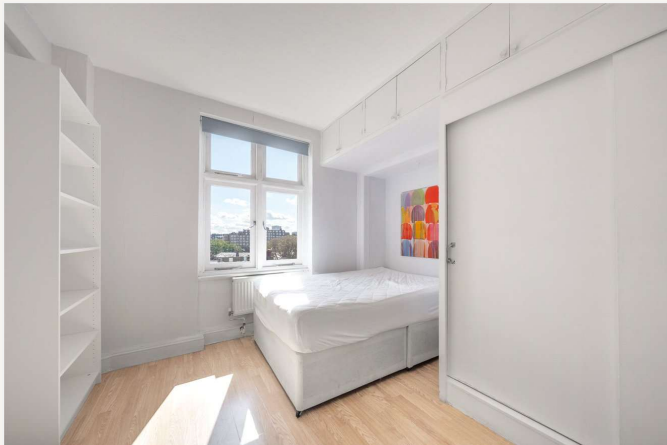
Service Charge Note: Includes Reserve Fund Contribution of £991 per annum

Ground Rent: £150 Annually (subject to increase)

Council Tax Band: D

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

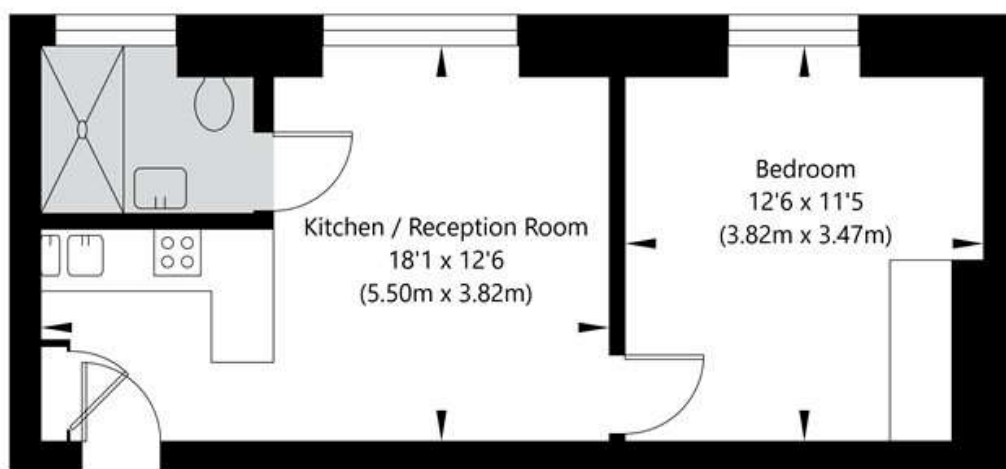
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250217>

Abercorn Place, London NW8 9DU

6th Floor
GROSS INTERNAL FLOOR AREA
APPROX. 34.84 SQ M / 375 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 34.84 SQ M / 375 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.

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