



ABBEY LODGE, LONDON, NW8 £2,700,000 LEASEHOLD

A highly sought-after family apartment set within this portered purpose built block on the Crown Estate. Abbey Lodge is set behind a private carriage driveway and backs out onto the outer circle of Regent's Park. This extremely bright second floor apartment offers in excellent condition, comprises entrance hall, magnificent double reception area, kitchen/breakfast room, five bedrooms all with en suite facilities. Additional Guest WC. Abbey Lodge is located between St John's Wood High Street and Baker Street offering extensive transport and shopping amenities.

Please note the property is currently tenanted and therefore immediate vacant possession may not be available.

Five Bedrooms With En Suite Bathrooms | Guest WC | Double Reception Room | Kitchen | Utility Room | Communal Garden | Portorage | Lift Access | Leasehold

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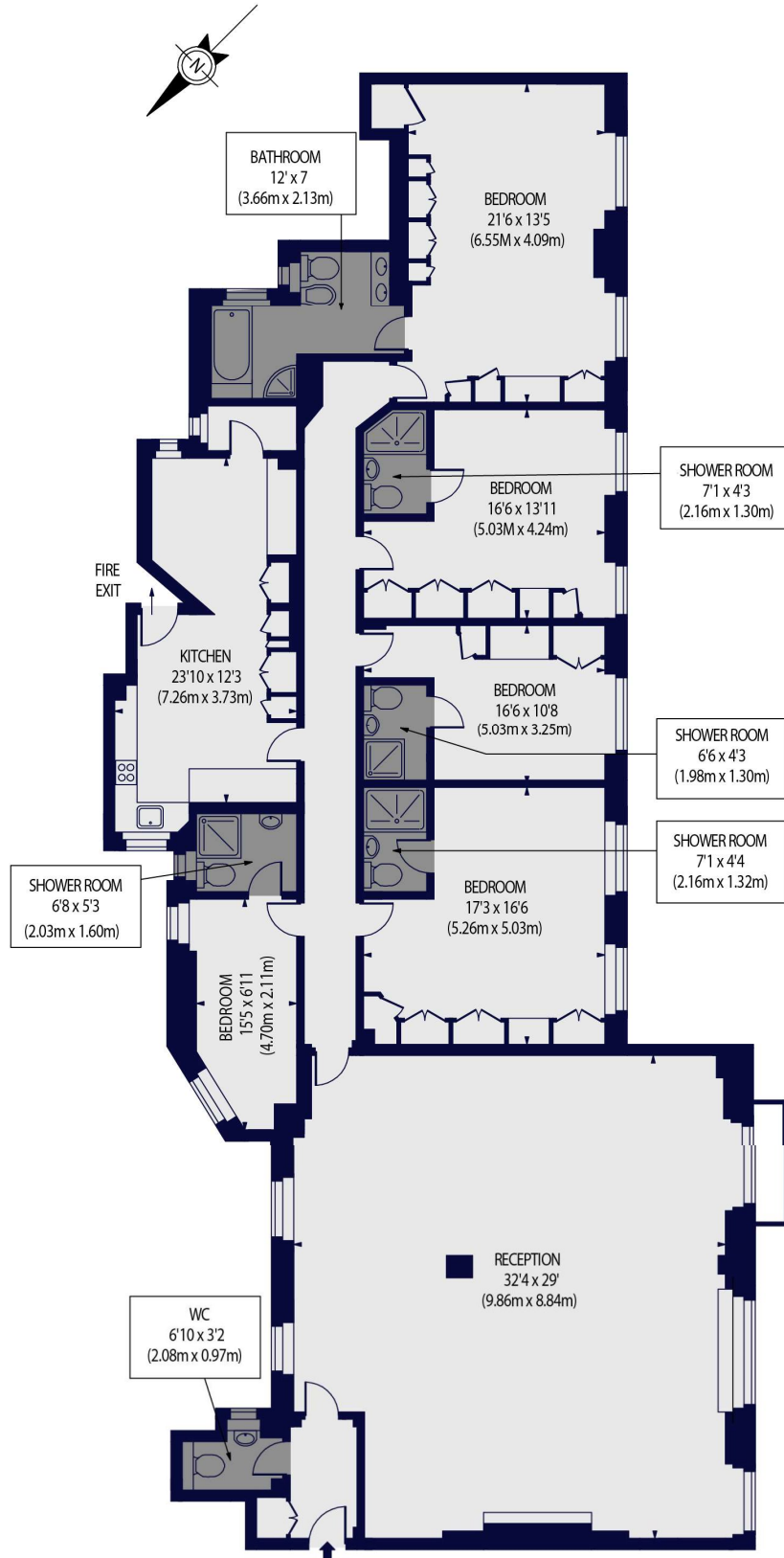
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ABBEY LODGE, PARK ROAD, NW8 7RJ

Approx. Gross Internal Floor Area 2762 sq ft. / 256.59 sq.m

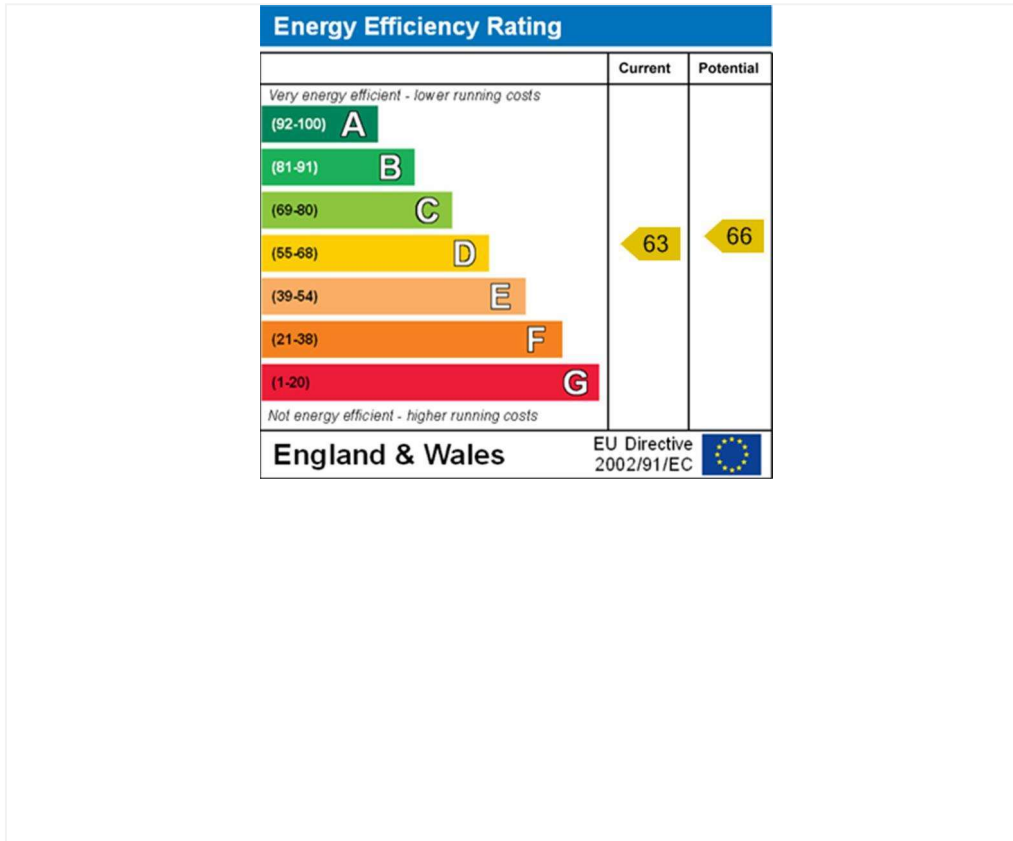


SECOND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.39226

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Tenure: Leasehold

Term: Expires - 02/01/2050

Service Charge: £21000 per annum

Reserve Fund: £19,000 per annum until further notice

Ground Rent: £ 250 Annually (subject to increase)

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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