

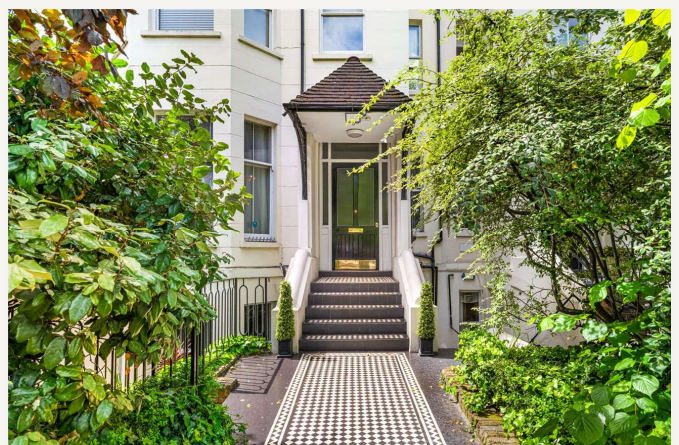


Abbey Road, St John's Wood, London, NW8

£1,095,000 *Share of Freehold*

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A beautifully decorated, two double bedroom apartment, with two bathrooms and high ceilings throughout, located on the raised-ground floor of this well-maintained period conversion. The property benefits from a 21ft reception room with full-height sash windows and open views and a secluded garden-aspect to the rear from both bedrooms. Located on the world-famous Abbey Road, you are less than half a mile away from the local amenities, such as St John's Wood High Street, Underground Station (Jubilee Line) and Lord's Cricket Ground. Furthermore, Regent's Park, Primrose Hill and Maida Vale Underground Station (Bakerloo Line) are all within a one-mile radius.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Principal Bedroom with En-Suite Shower Room
- Second Bedroom
- Bathroom
- Kitchen
- Reception Room
- Leasehold



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 29/09/3009

Service Charge: £2,606.4 per annum

Ground Rent: £0 Annually (subject to increase)

Council Tax Band: F

EPC rating: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
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/SJD260195>

Abbey Road, London NW8 9AP

Raised Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 77.8 SQ M / 838 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA APPROX. 77.8 SQ M / 838 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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