



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

£900,000 *Leasehold*



A well-presented & spacious fifth-floor apartment (1034 sq ft) which benefits from a 30ft reception/diner, two bathrooms (one en-suite) and a modern, fully-fitted separate kitchen. Set within this popular purpose-built development, with 24/7 porterage, underground parking, two passenger lifts and a residents' swimming pool. Situated along 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. Offered for sale with no onward chain.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk



KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Second Bedroom
- Family Bathroom
- Separate Kitchen
- Reception/Dining Room
- Passenger Lift
- 24 Hour Portage
- Swimming Pool
- Underground Parking
- Leasehold



MATERIAL INFO

Tenure: Leasehold

Lease Expiry Date: 29/09/2116

Service Charge: £11,423.3 per annum

Ground Rent: £600 Annually (subject to increase)

Council Tax Band: G

EPC rating: C





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

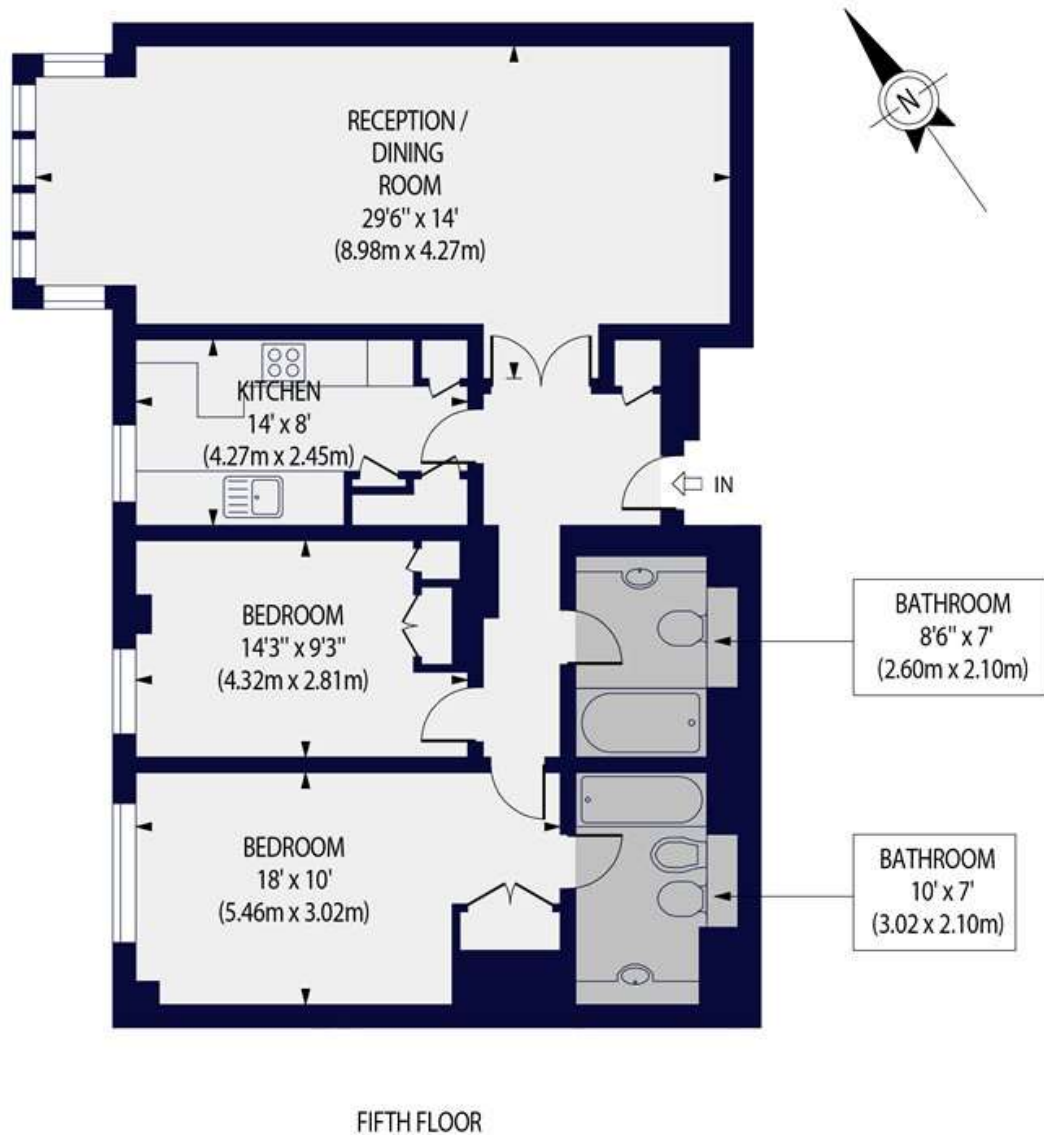
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD260262>

ABBEY ROAD,, NW8 9BJ

Approx. Gross Internal Floor Area 1034 sq ft. / 96.08 sq.m



For Illustration Purposes Only - Not To Scale - Floor Plan by www.nogaphotostudio.com Ref: No.53126

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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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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