

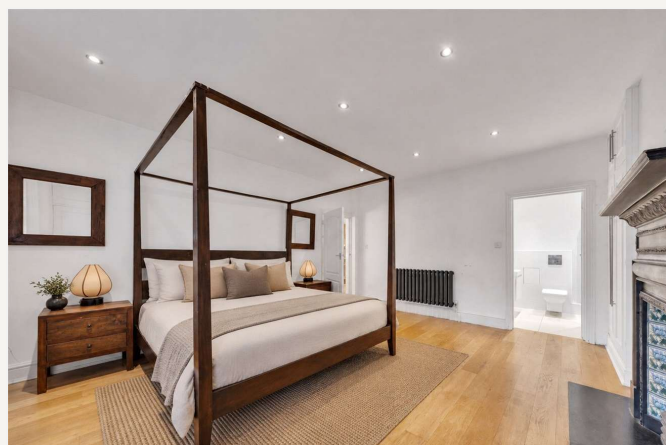


Abbey Road, St John's Wood, London, NW8

£1,000,000 *Share of Freehold*



A rare opportunity to purchase this two double-bedroom, garden maisonette with two bathrooms, an allocated parking space and a separate utility room. This spacious property measures 1095 sq ft GIA and is perfectly positioned on the world-famous Abbey Road. St John's Wood High Street & Underground Station (Jubilee Line) plus Lords' Cricket Ground are all within a half-mile radius with Regent's Park and Marylebone Station (Bakerloo Line) less than one mile away. Please note that some of the images have been virtually staged and the property is offered for sale with no onward chain.



Winkworth St John's Wood

020 7586 7001 | stjohnswood@winkworth.co.uk

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KEY FEATURES

- Principal Bedroom with En-Suite Bathroom
- Second Bedroom
- Family Bathroom
- Separate Reception Room
- Kitchen/Dining Room
- Utility Room
- Allocated Off Street Parking Space
- Private Entrance
- Share of Freehold



MATERIAL INFO

Tenure: Share of Freehold

Lease Expiry Date: 25/12/2989

Service Charge: £3,611.5 per annum

Service Charge Note: Includes Reserve Fund Contribution of £500 per annum

Ground Rent: £400 Annually (subject to increase)

Council Tax Band: F

EPC rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

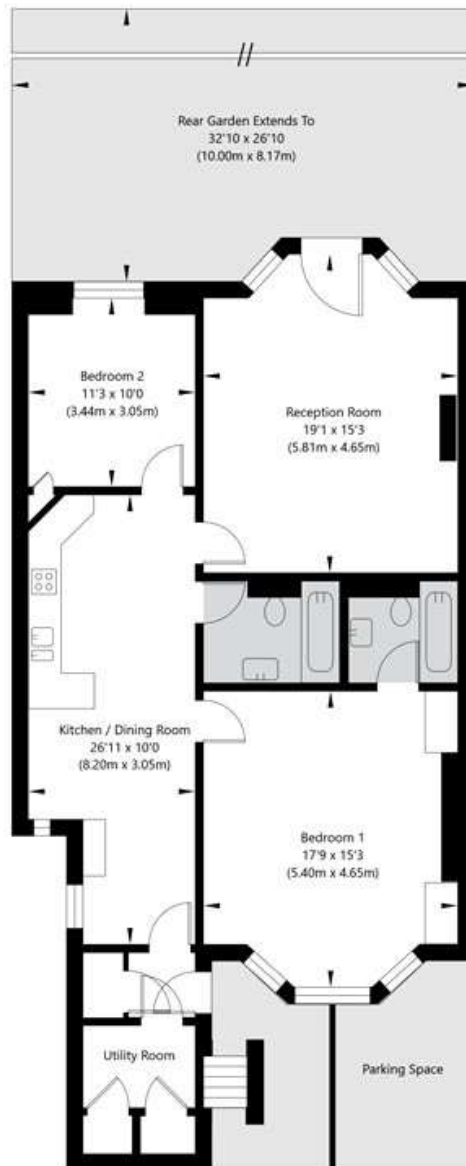
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SJD250265>

Abbey Road, London NW8 9AU

Lower Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 101.69 SQ M / 1095 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 101.69 SQ M / 1095 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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