



ABBEY LODGE, ST JOHN'S WOOD, LONDON, NW8 £4,750,000 LEASEHOLD

We are delighted to have been instructed to sell this bright and beautifully renovated spacious apartment (circa. 2,150 sq. ft.) with well-proportioned accommodation set on the fourth floor of one of St John's Wood's most sought after and prestigious apartment buildings backing onto Regent's Park. The apartment benefits from a large reception room, a stunning eat-in kitchen, four double bedrooms, three with en-suite and a guest WC. Abbey Lodge is situated on the outer circle of the famous Regent's Park and is located between St John's Wood tube station (Jubilee line) 0.7 miles and Baker Street tube station (Jubilee line, Circle line, Metropolitan line & Bakerloo line) 0.6 miles with extensive facilities and access to multiple shopping areas.

Please note the Lease is currently being extended to 150 years with a peppercorn ground rent

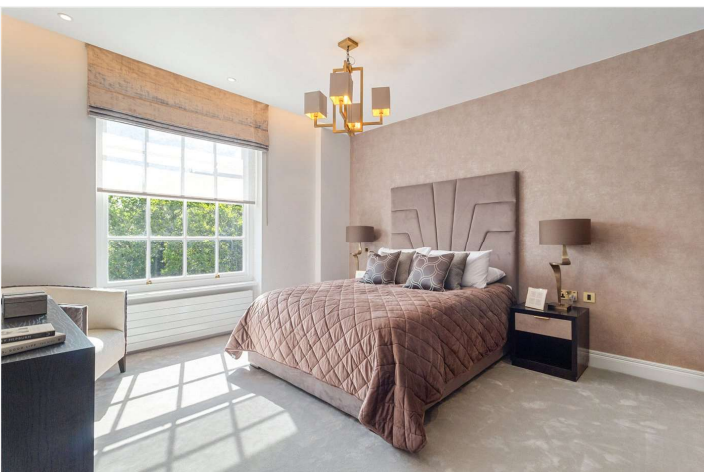
Principal Bedroom With En Suite Bathroom | Second Bedroom With En Suite Shower Room | Third Bedroom With En Suite Shower Room | Shower Room | Guest WC | Utility Room | Kitchen | Reception Room | Communal Garden | Parking On A First Come First Serve Basis | Communal Heating | Passenger Lift | Basement Storage | 24-Hour Porterage | Leasehold

View our virtual tour here: <https://youtu.be/VSHTQhx0aM0>

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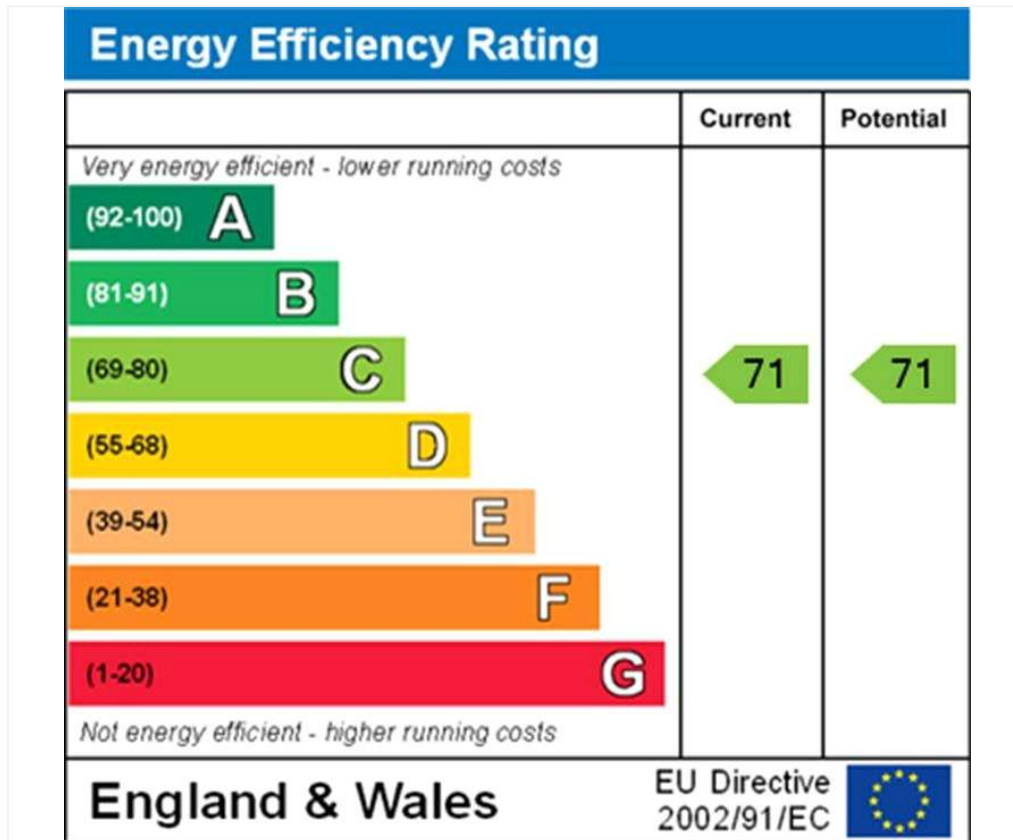


Abbey Lodge, Park Road, London NW8 7RL

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 199.74 SQ M / 2150 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 199.74 SQ M / 2150 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.



Tenure: Leasehold

Term: Expires - 01/01/2097 (*Currently in process to extend to 150 years*)

Service Charge: £24526.56 per annum

Ground Rent: £ 500 Annually (subject to increase) (*Once the lease is extended the ground rent will become a peppercorn*)

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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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 |

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