



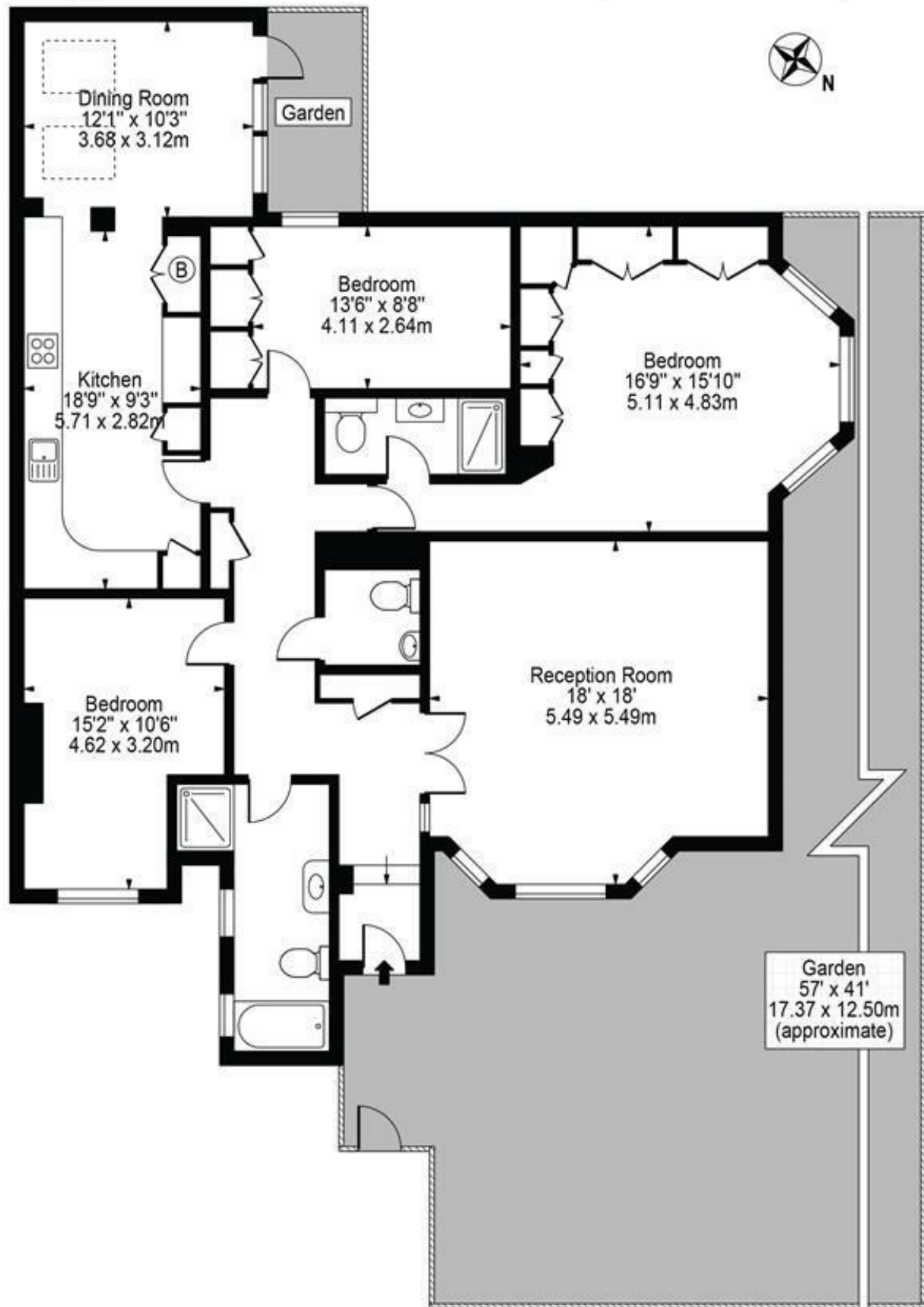
Abbey Road, St Johns Wood, NW8 £1,450,000 Subject to contract

We are delighted to offer a spacious (circa 1543 sq ft/ 143 sq m) three bedroom apartment with private garden. Set on the ground floor of a period house on Abbey Road, the accommodation is very well planned to offer a large reception room with bay window, a separate eat-in-kitchen with dining room leading to a small rear patio area, a huge master bedroom with en-suite shower room and fitted wardrobes, two further double bedrooms, a family bathroom, a guest cloakroom and a well-proportioned private garden. The property is very well situated at the junction of Abbey Road and Marlborough Place and therefore benefits from numerous transport facilities with Bus route 189 to Brent Cross and Bus Route 139 to Baker Street on your doorstep. St John's Wood (Jubilee Line) & Maida Vale (Bakerloo line) are also within a short walk. The apartment also has a variety of shops, cafe's and restaurants on its doorstep.



Abbey Road

Approx. Gross Internal Area 1543 Sq Ft - 143.35 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. 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.

Property Overview

Location	St Johns Wood, NW8
Price	Asking Price £1,450,000
Bedrooms	3
Bathrooms	2
Receptions	2
Tenure	Leasehold - Share of Freehold
Council	Westminster
Tax Band	F
Current Ground Rent	TBC
Service Charge	Approx £1100 Per Annum Share of Freehold
Term	

Key Features

- 3 Bedrooms
- 2 Bathrooms
- Eat in Kitchen
- Private Garden
- Share of Freehold
- Period Conversion
- Chain Free
- Close to Transport Links
- Guest Cloakroom
- Sole Agents



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).