



## Abbey Road, St Johns Wood, NW8 £1,650,000 Subject to contract

We are delighted to offer this superb penthouse apartment on the fourth floor ( with Lift ) of a small and modern apartment block on Abbey Road, featuring a large wrap around private Terrace. This incredibly spacious apartment, which has been finished to a high standard throughout, offers wonderful reception opening onto the terrace, modern open plan kitchen, two double bedrooms with two bathrooms and a further master bedroom suite offering very large master bedroom, four piece bathroom and dressing room / study. The terrace is accessible from all rooms and offers impressive, far reaching views of London. Abbey Road is ideally located for transport links being close to St John's Wood underground ( Jubilee Line ), Swiss Cottage ( Jubilee Line ) and Maida Vale ( Bakerloo Line ).

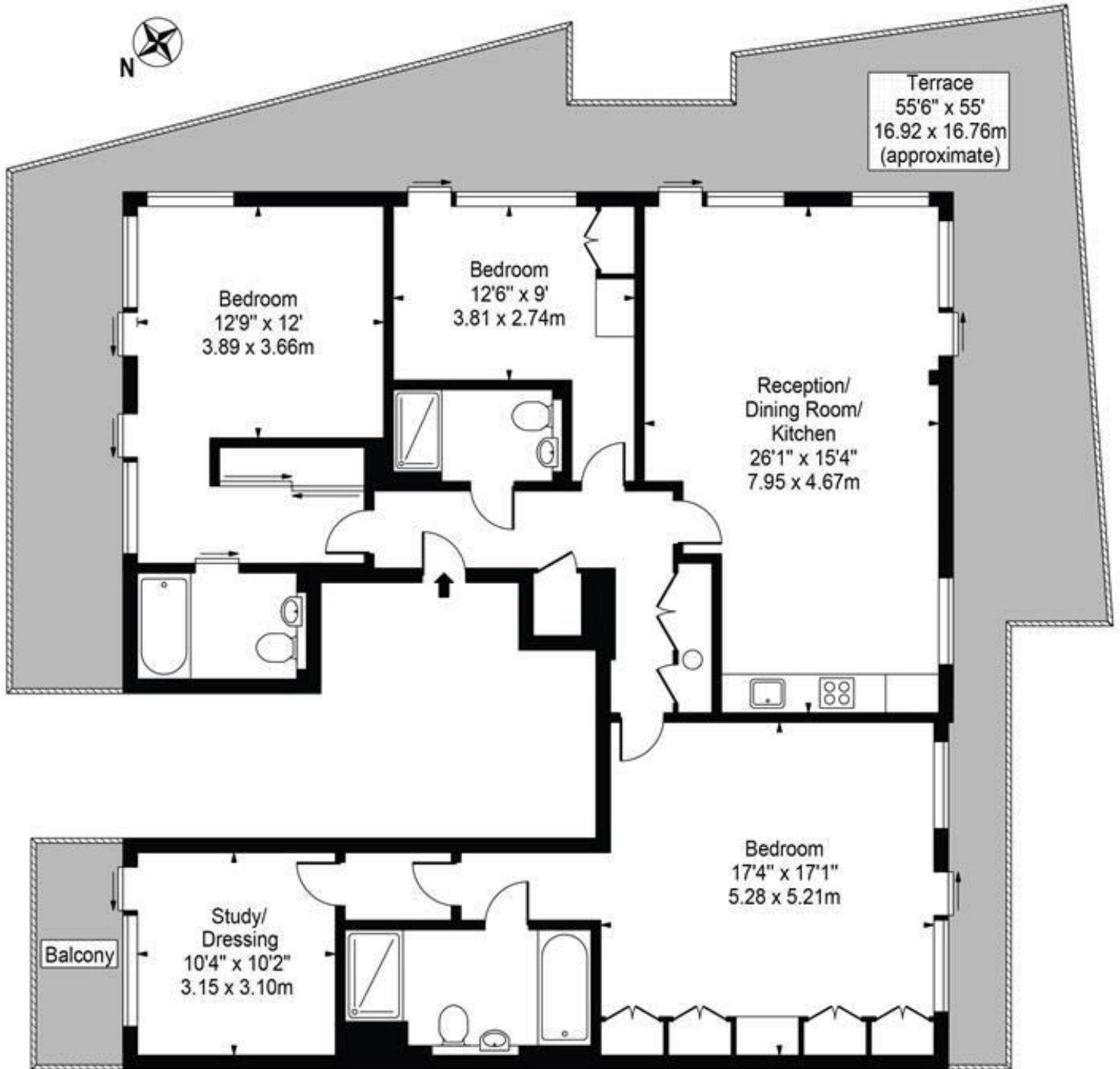






# Abbey Road

Approx. Gross Internal Area 1532 Sq Ft - 142.33 Sq M



## Fourth Floor

For Illustration Purposes Only - Not To Scale

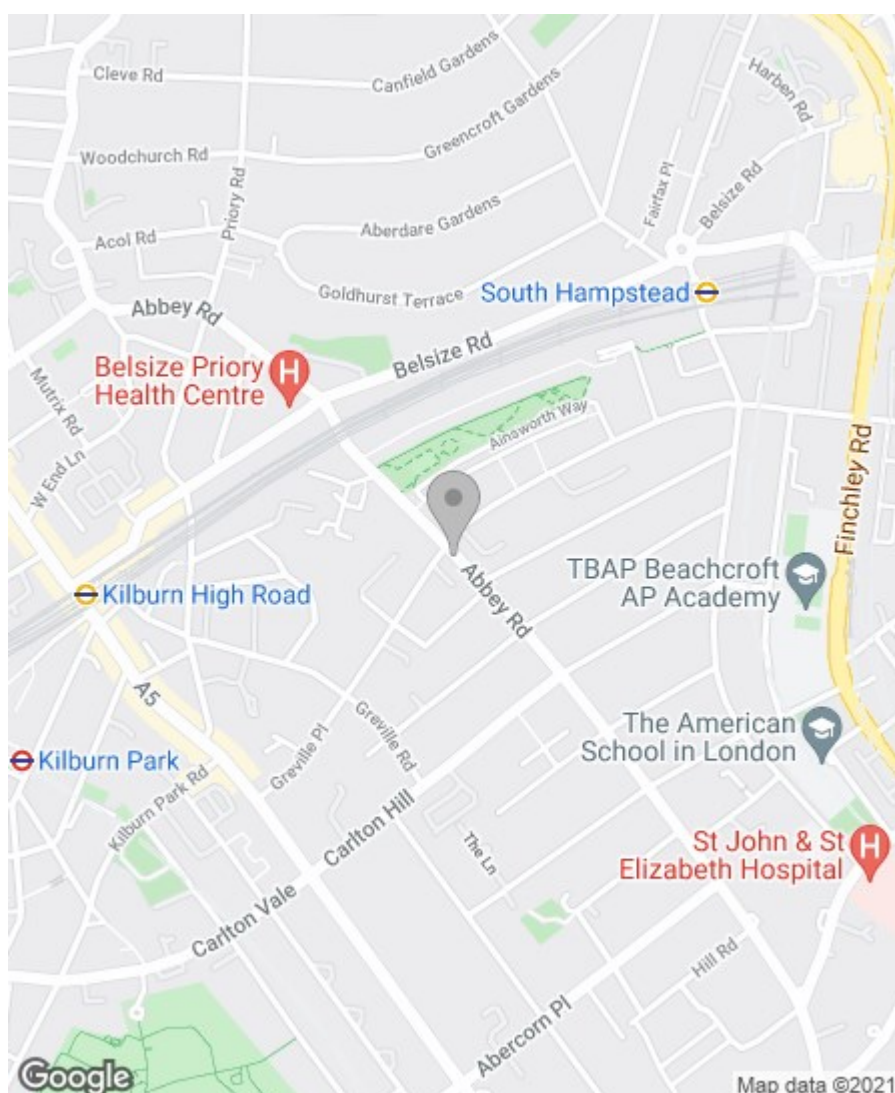
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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 John's Wood, NW8
Price	Asking Price £1,650,000
Bedrooms	3
Bathrooms	3
Receptions	1
Tenure	Leasehold
Council	Camden
Tax Band	
Current Ground Rent	TBC
Service Charge	TBC
Term	Approx 988 years remaining

## Key Features

- Joint Sole Agents
- Penthouse Apartment
- Modern Kitchen
- Marble Bathrooms
- Great Location
- Wooden Floors
- Floor to ceiling windows
- Wrap Around Terrace



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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