

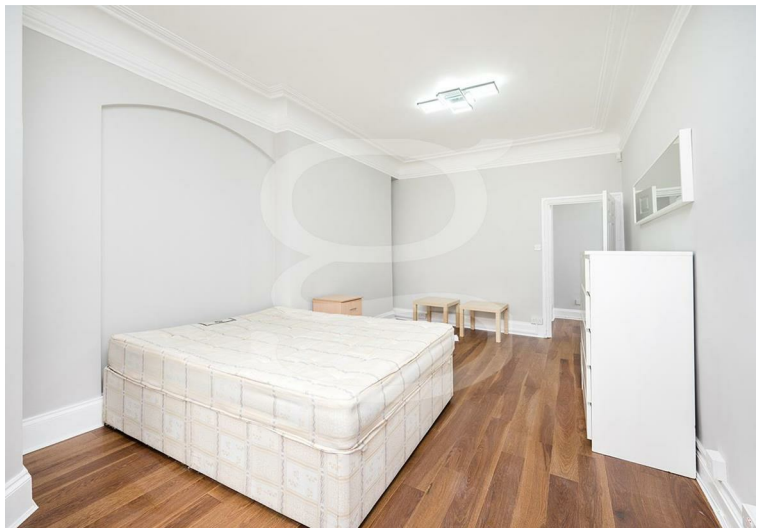
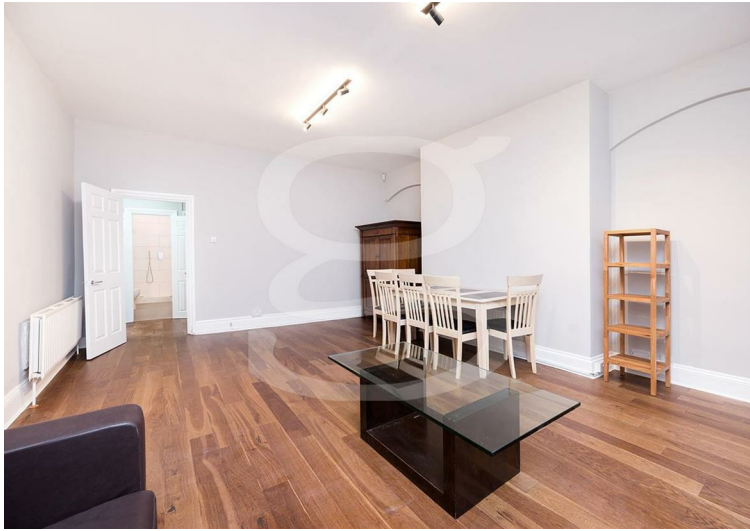


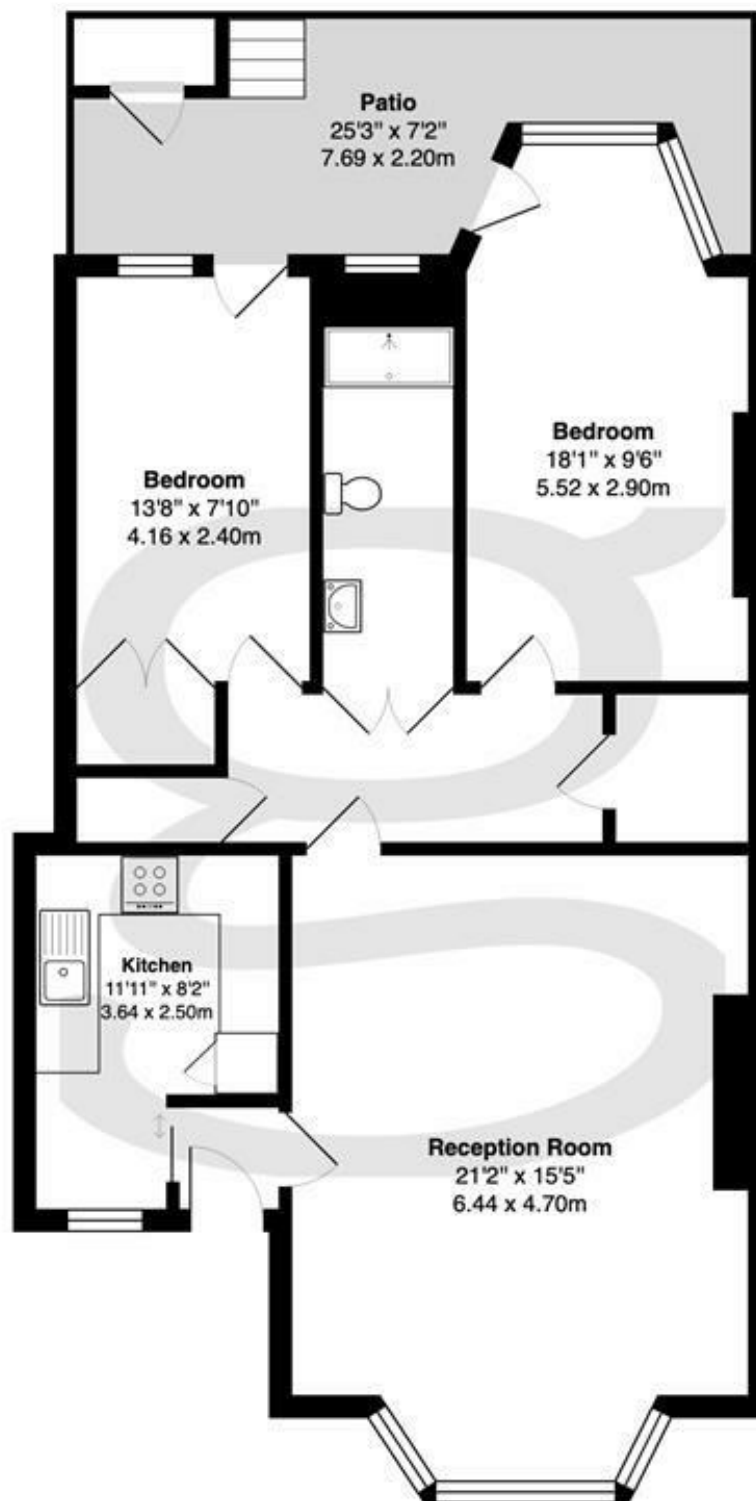
## Abbey Road St John`s Wood NW8 £695,000 Subject to contract

A superb apartment set back from Abbey Road boasting a private entrance, and a private rear patio.

Recently undergone refurbishment, this spacious and well-designed (890 sq ft / 82.7 sq m) property offers a separate, fully fitted kitchen, a generously sized reception room with a bay window, two double bedrooms, a luxurious shower room, and a peaceful rear private patio.

Ideally just a short stroll away from St John`s Wood Underground Station (Jubilee Line) and the vibrant St John`s Wood High Street, this prime location offers easy access to an array of charming boutique shops, restaurants, and coffee shops. Regents Park, Maida Vale and the West End are also within reach.





**Lower Ground Floor**

Abbey Road NW8

**Total Gross Area: 890 ft<sup>2</sup> ... 82.7 m<sup>2</sup> (excluding patio)**

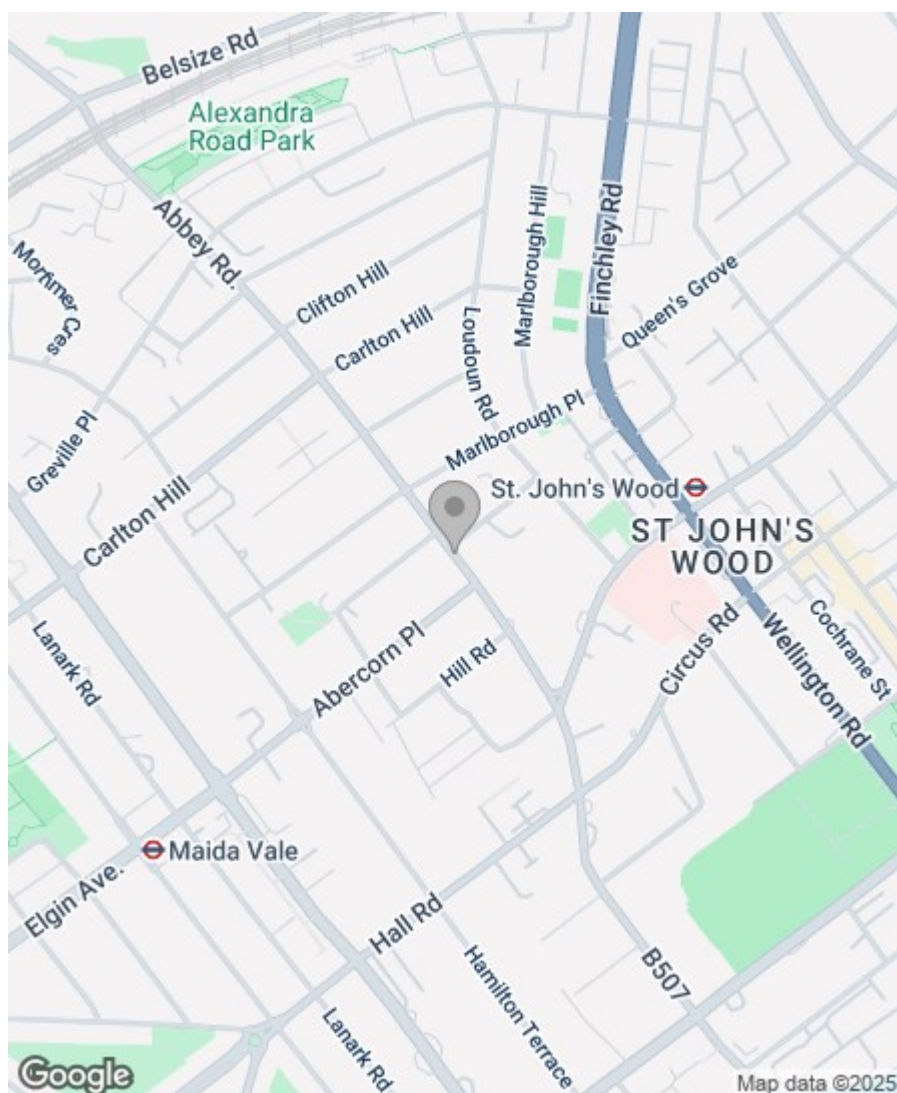
All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

## Property Overview

Location	St John`s Wood, NW8
Price	Auction Guide £695,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold - Share of Freehold
Council	Westminster
Tax Band	E
Current Ground Rent	TBC
Service Charge	£3321.30 pa
Term	999 years from 1 January 1984

## Key Features

- Private Entrance
- 999 years from 1 January 1984
- Short Walk to St John's Wood Tube
- Rear Patio
- 890 sq ft
- No chain
- Joint Sole Agent
- Off Street Parking available to rent to rear of property
- For sale by Auction for quick sale process



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**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).

